

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** West Ballard / 19

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 538

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$126,900	\$177,900	\$304,800	\$327,300	93.1%	11.57%
<b>2004 Value</b>	\$134,200	\$189,400	\$323,600	\$327,300	98.9%	11.33%
<b>Change</b>	+\$7,300	+\$11,500	+\$18,800		+5.8%	-0.24%
<b>% Change</b>	+5.8%	+6.5%	+6.2%		+6.2%	-2.07%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -2.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$130,200	\$179,900	\$310,100
<b>2004 Value</b>	\$137,800	\$191,300	\$329,100
<b>Percent Change</b>	+5.8%	+6.3%	+6.1%

Number of one to three unit residences in the Population: 5052

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses that have grades less than 7 needed more upward adjustment than other properties in the area. Properties located in neighborhood 30 or had houses in good condition were at a higher assessment ratio (Assessed Value / Sales Price) and needed less upward adjustment than other properties in the area.

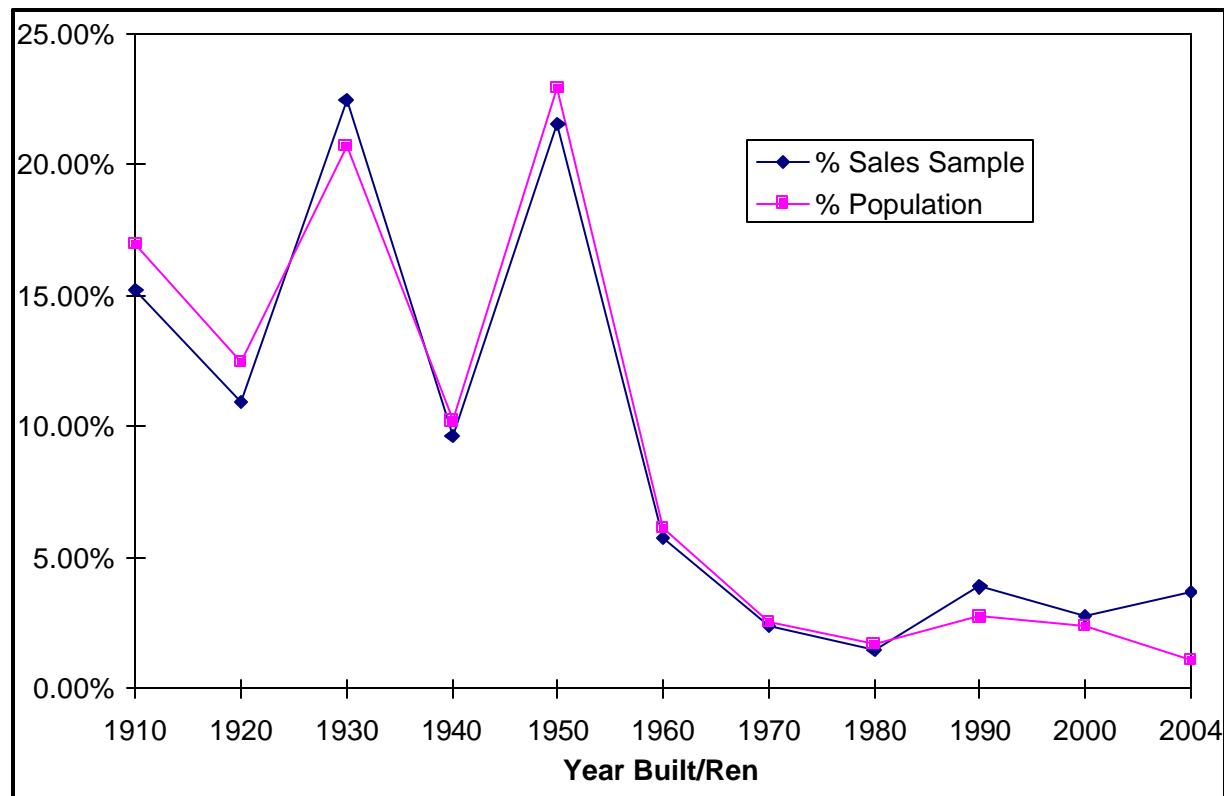
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	82	15.24%
1920	59	10.97%
1930	121	22.49%
1940	52	9.67%
1950	116	21.56%
1960	31	5.76%
1970	13	2.42%
1980	8	1.49%
1990	21	3.90%
2000	15	2.79%
2004	20	3.72%
	538	

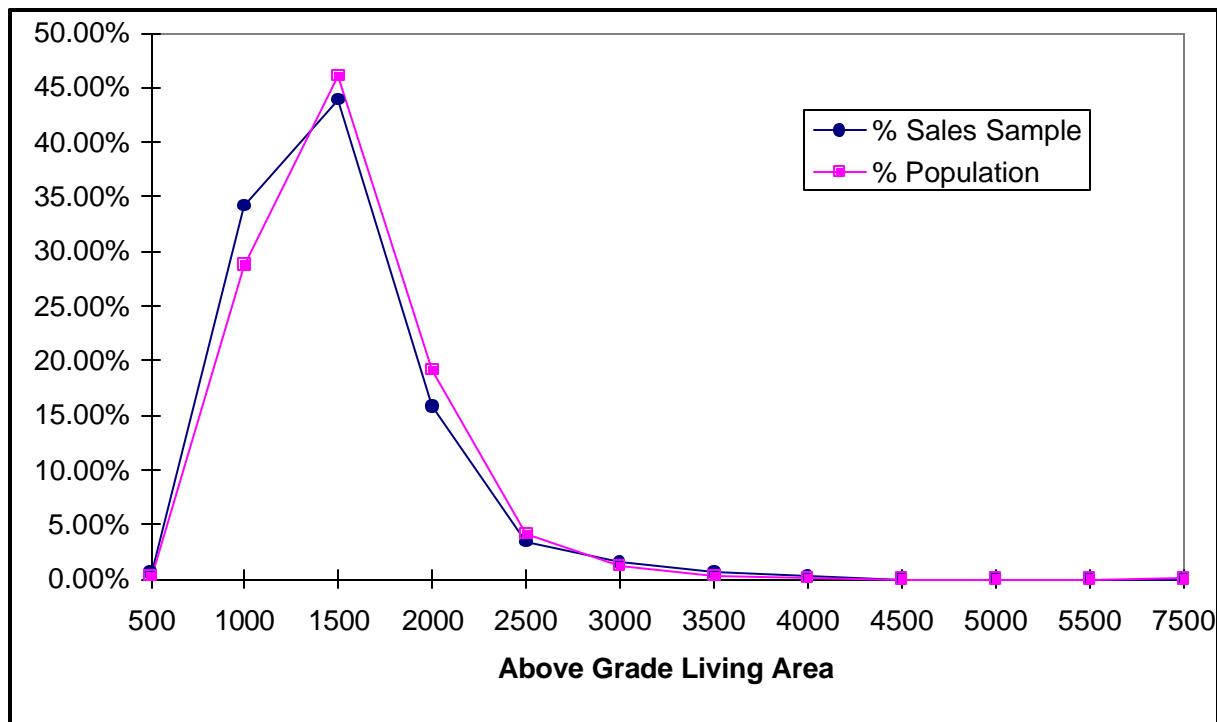
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	858	16.98%
1920	631	12.49%
1930	1046	20.70%
1940	517	10.23%
1950	1159	22.94%
1960	310	6.14%
1970	129	2.55%
1980	86	1.70%
1990	139	2.75%
2000	122	2.41%
2004	55	1.09%
	5052	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

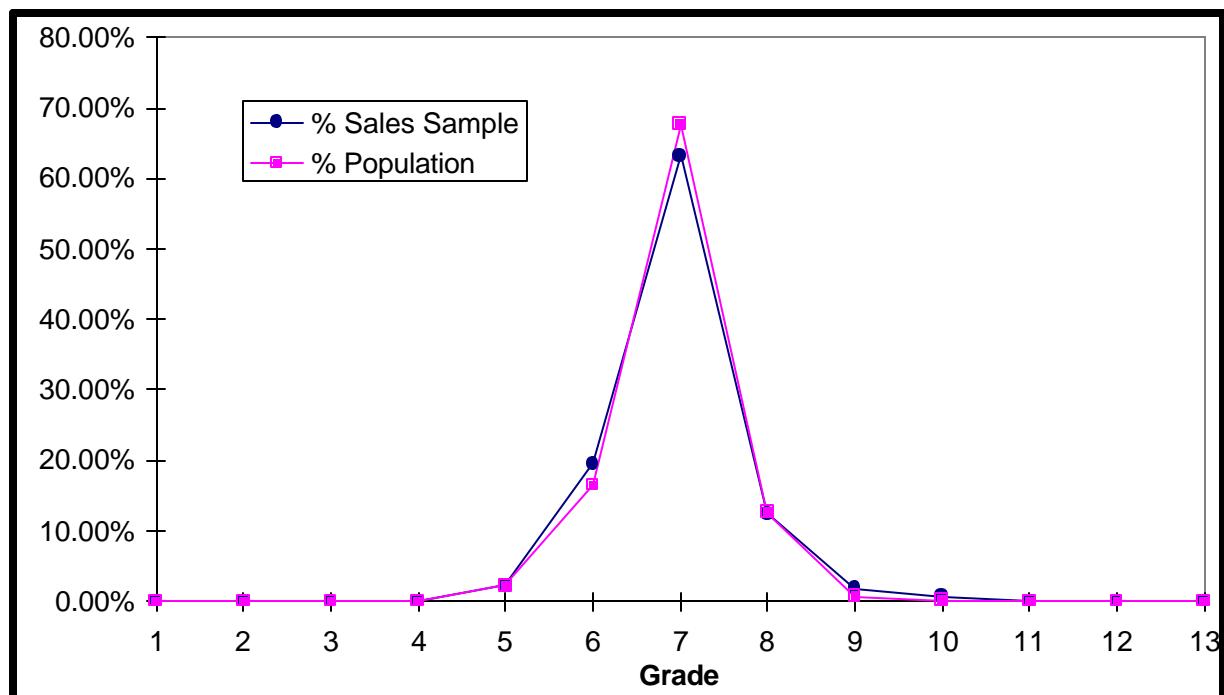
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	3	0.56%	500	16	0.32%
1000	184	34.20%	1000	1451	28.72%
1500	236	43.87%	1500	2330	46.12%
2000	85	15.80%	2000	966	19.12%
2500	18	3.35%	2500	209	4.14%
3000	8	1.49%	3000	61	1.21%
3500	3	0.56%	3500	15	0.30%
4000	1	0.19%	4000	3	0.06%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
		538			5052



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

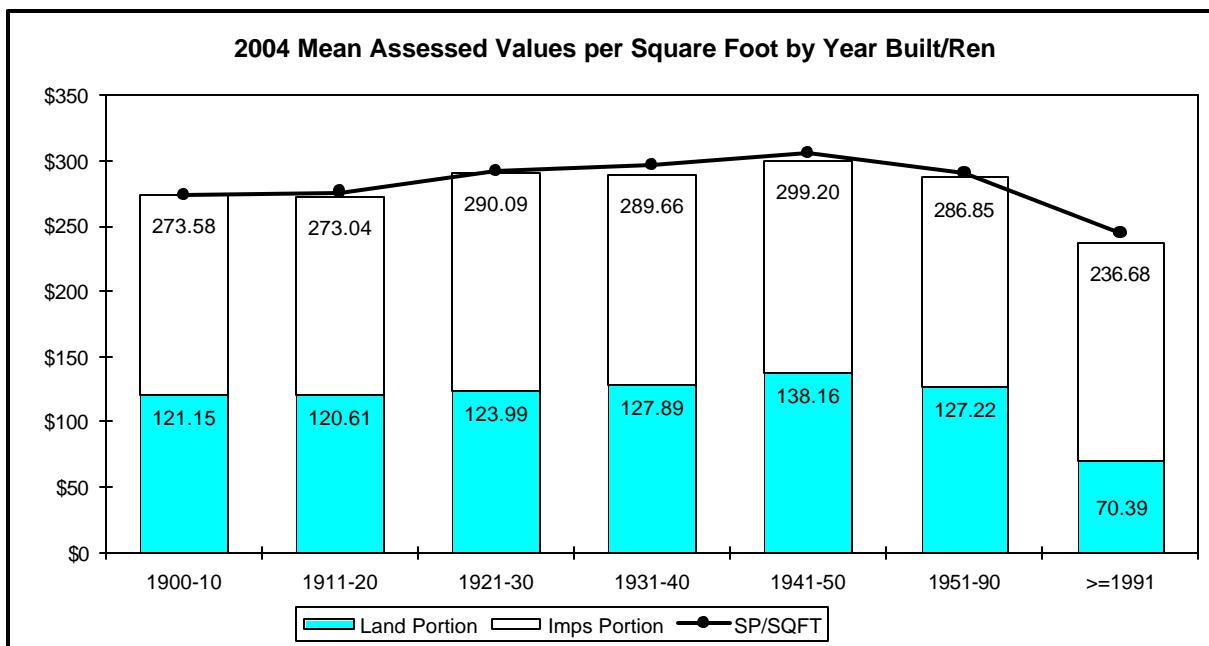
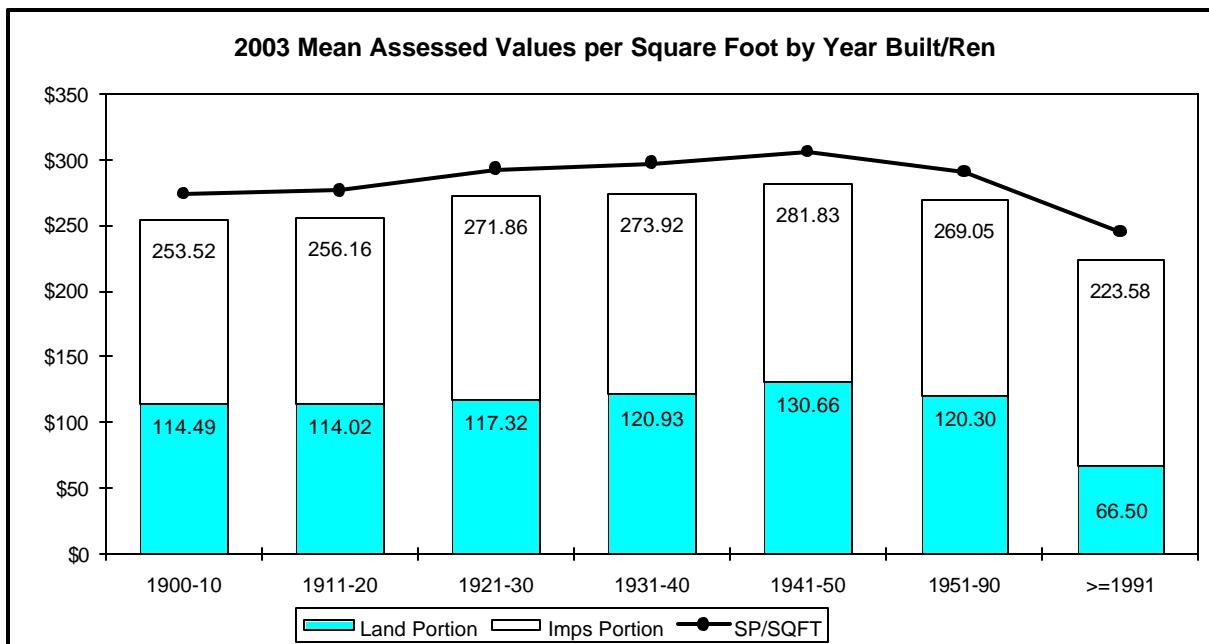
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.08%
5	12	2.23%	5	110	2.18%
6	105	19.52%	6	832	16.47%
7	340	63.20%	7	3420	67.70%
8	67	12.45%	8	639	12.65%
9	10	1.86%	9	38	0.75%
10	4	0.74%	10	8	0.16%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
538			5052		



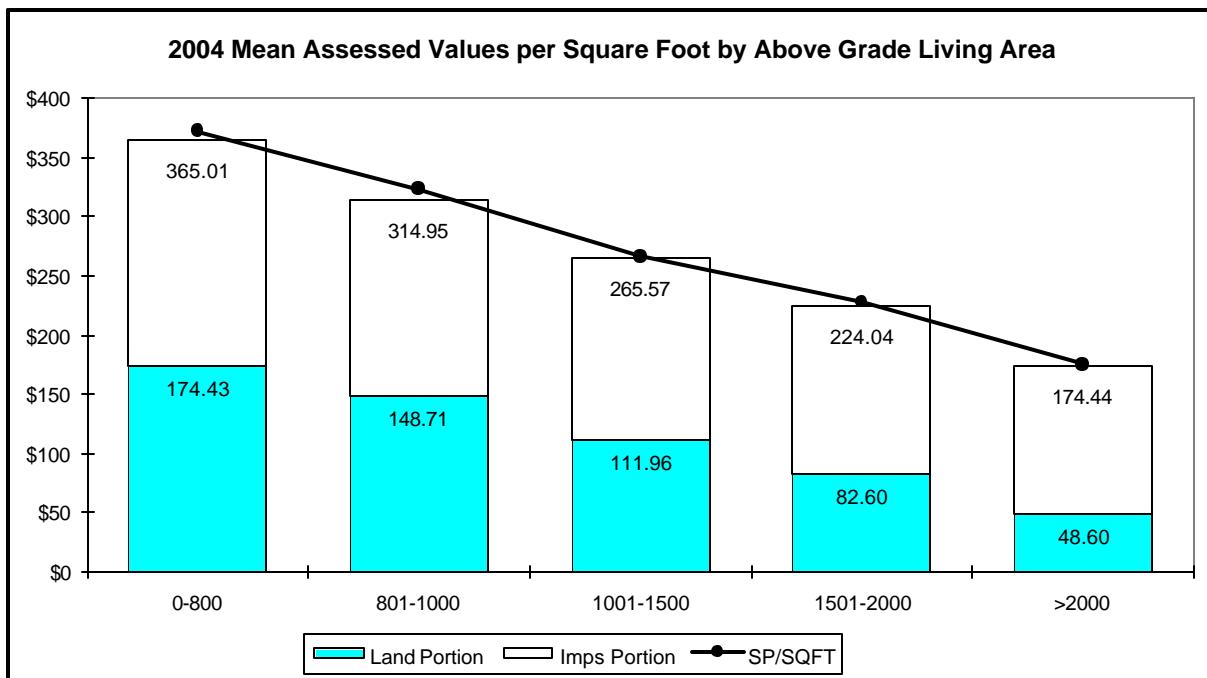
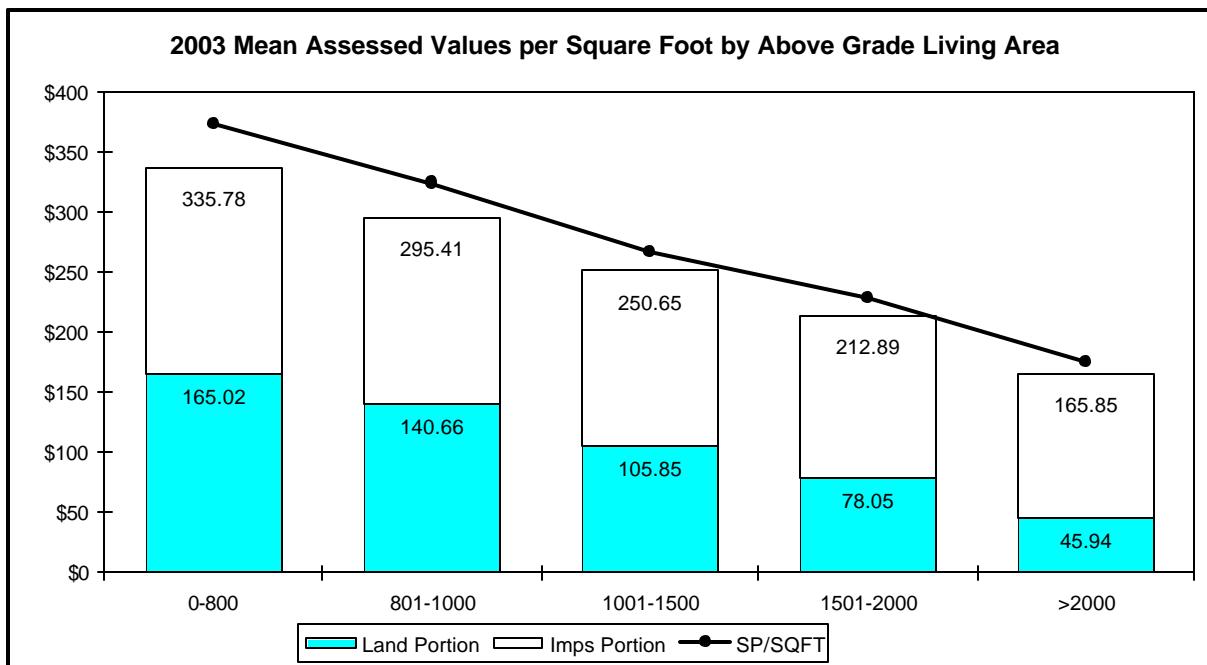
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



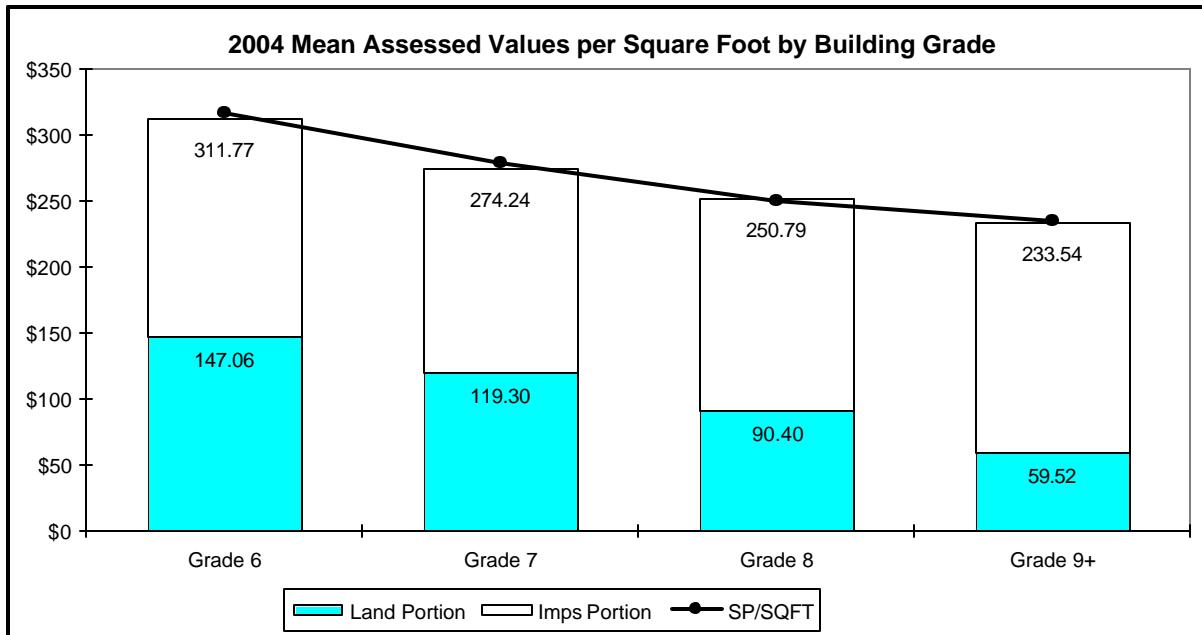
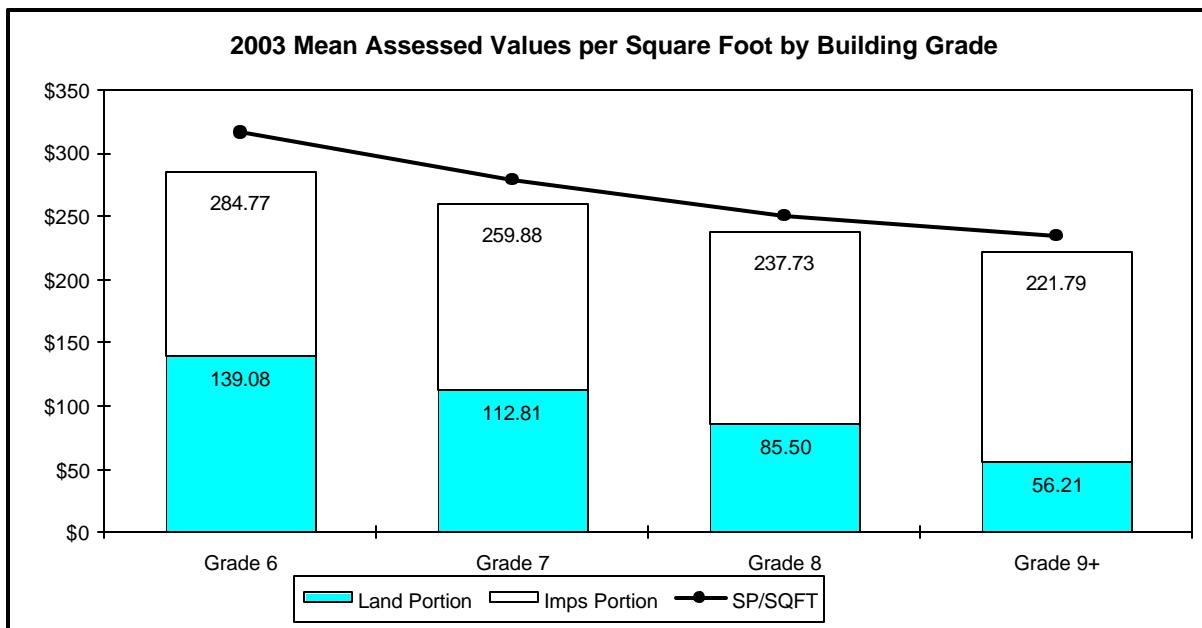
These charts clearly show an improvement in assessment level and uniformity by Year Built / Renovate as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the % change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times 1.062 \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 538 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses that have grades less than 7 needed more upward adjustment than other properties in the area. Properties located in neighborhood 30 or had houses in good condition were at a higher assessment ratio (Assessed Value / Sales Price) and needed less upward adjustment than other properties in the area.

The derived adjustment formula is:

$$\begin{aligned}\textbf{2004 Total Value} &= \textbf{2003 Total Value} / (.9374605) + (\textbf{0.05360489 if in Neighborhood 30}) \\ &\quad + (-.0365169 \text{ if the building grade is less than 7}) + (\textbf{0.03492211 if the house is in Good condition})\end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change as indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.062)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.062).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, apply the model.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2004 Total Value} = \text{2004 Land Value} + \text{Previous Improvement Value} * 1.062, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 19 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.67%

<b>Nbr 30</b>	<b>Yes</b>
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% Adjustment	-5.77%
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<b>Grade &lt; 7</b>	<b>Yes</b>
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% Adjustment	4.32%
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<b>Good</b>	<b>Yes</b>
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% Adjustment	-3.83%
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### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a grade 6 or less house would *approximately* receive a 10.99% upward adjustment ( $6.67\% + 4.32\%$ ). There are 719 properties in the population of 1 to 3 family parcels, with 117 sales.

64% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

## Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	12	0.889	0.971	9.2%	0.910	1.032
6	105	0.903	0.988	9.4%	0.964	1.012
7	340	0.934	0.985	5.4%	0.973	0.996
8	67	0.957	1.009	5.5%	0.979	1.039
>=9	14	0.937	0.988	5.5%	0.930	1.046
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	82	0.929	0.998	7.5%	0.971	1.026
1911-1920	59	0.927	0.985	6.2%	0.951	1.019
1921-1930	121	0.935	0.993	6.2%	0.972	1.014
1931-1940	52	0.927	0.980	5.7%	0.954	1.007
1941-1950	116	0.927	0.983	6.0%	0.964	1.002
1951-1990	73	0.948	1.000	5.5%	0.976	1.024
>1990	35	0.917	0.970	5.8%	0.929	1.012
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	440	0.928	0.990	6.7%	0.979	1.000
Good	85	0.951	0.984	3.5%	0.958	1.009
Very Good	13	0.918	0.990	7.8%	0.914	1.066
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	312	0.927	0.988	6.5%	0.976	1.000
1.5	165	0.933	0.988	5.9%	0.969	1.007
>=2	61	0.943	0.995	5.5%	0.967	1.023
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	66	0.903	0.981	8.6%	0.955	1.006
801-1000	121	0.914	0.975	6.6%	0.954	0.995
1001-1500	236	0.943	0.999	5.9%	0.985	1.013
1501-2000	85	0.933	0.982	5.2%	0.955	1.009
>2000	30	0.943	0.996	5.7%	0.953	1.040

## Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

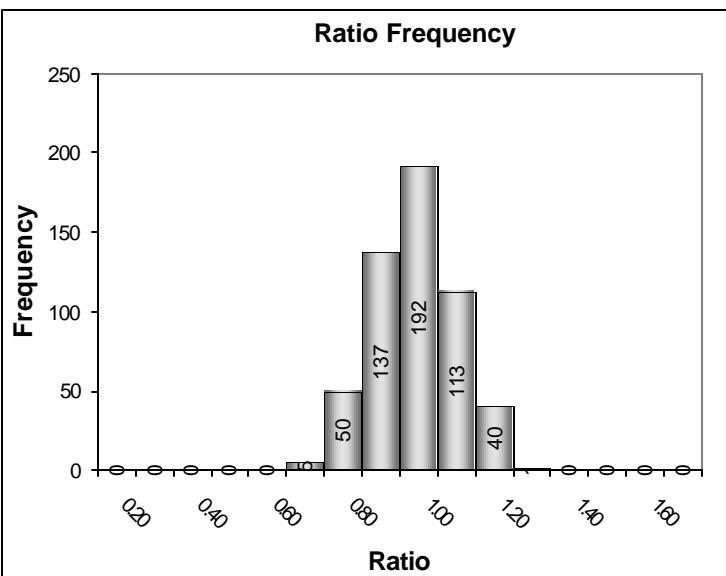
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	511	0.929	0.986	6.2%	0.977	0.996
Yes	27	0.968	1.025	5.8%	0.973	1.077
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	538	0.931	0.989	6.2%	0.979	0.998
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	89	0.937	0.997	6.4%	0.971	1.023
10	449	0.930	0.987	6.1%	0.977	0.997
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	42	0.942	1.002	6.4%	0.974	1.030
3000-3999	97	0.902	0.964	6.9%	0.942	0.987
4000-4999	181	0.936	0.997	6.4%	0.981	1.012
5000-5999	159	0.933	0.993	6.4%	0.974	1.012
6000-6999	28	0.935	0.988	5.6%	0.931	1.044
>=7000	31	0.959	0.981	2.3%	0.941	1.021
Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
10	466	0.927	0.989	6.7%	0.979	0.999
20	32	0.935	0.994	6.4%	0.940	1.048
30	40	0.975	0.983	0.8%	0.954	1.012
Grade <7	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	421	0.938	0.989	5.4%	0.979	1.000
Yes	117	0.902	0.987	9.4%	0.965	1.009

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 4/7/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>West Ballard</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	538		
<b>Mean Assessed Value</b>	304,800		
<b>Mean Sales Price</b>	327,300		
<b>Standard Deviation AV</b>	66,912		
<b>Standard Deviation SP</b>	73,810		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.939		
<b>Median Ratio</b>	0.941		
<b>Weighted Mean Ratio</b>	0.931		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.648		
<b>Highest ratio:</b>	1.211		
<b>Coefficient of Dispersion</b>	9.26%		
<b>Standard Deviation</b>	0.109		
<b>Coefficient of Variation</b>	11.57%		
<b>Price Related Differential (PRD)</b>	1.008		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.931		
<i>Upper limit</i>	0.950		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.948		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5052		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.109		
<b>Recommended minimum:</b>	19		
<b>Actual sample size:</b>	538		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	266		
# ratios above mean:	272		
<i>Z:</i>	0.259		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



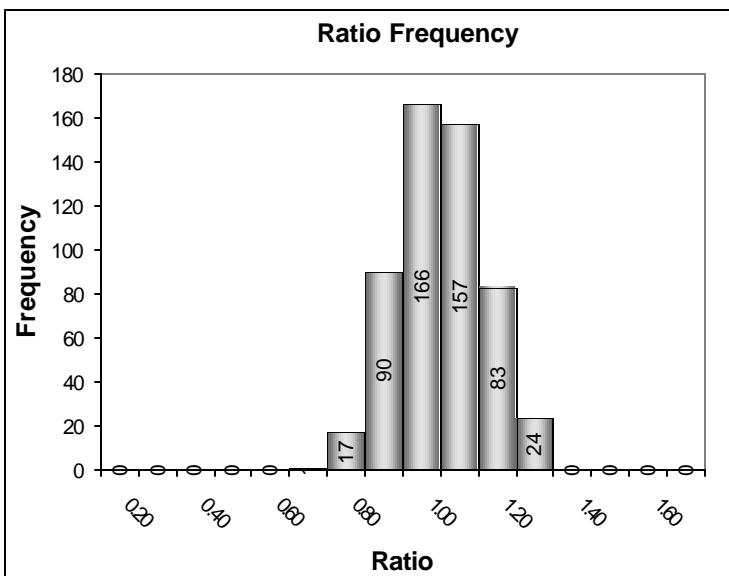
### COMMENTS:

1 to 3 Unit Residences throughout area 19

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 4/7/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>West Ballard</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	538		
<b>Mean Assessed Value</b>	323,600		
<b>Mean Sales Price</b>	327,300		
<b>Standard Deviation AV</b>	68,376		
<b>Standard Deviation SP</b>	73,810		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.998		
<b>Weighted Mean Ratio</b>	0.989		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.690		
<b>Highest ratio:</b>	1.271		
<b>Coefficient of Dispersion</b>	9.19%		
<b>Standard Deviation</b>	0.113		
<b>Coefficient of Variation</b>	11.33%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.011		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.008		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5052		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.113		
<b>Recommended minimum:</b>	20		
<b>Actual sample size:</b>	538		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	271		
# ratios above mean:	267		
<i>Z:</i>	0.172		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 19

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	117500	1140	5/20/03	\$215,000	570	0	6	1925	3	3374	N	N	5801 28TH AV NW
001	690820	0586	8/20/02	\$460,000	600	600	6	1942	3	4584	Y	N	3710 NW 65TH ST
001	755080	1207	6/14/02	\$250,000	680	680	6	1925	3	1860	N	N	6011 30TH AV NW
001	690820	0321	8/26/03	\$367,500	740	0	6	1919	3	3600	Y	N	6406 36TH AV NW
001	117500	0350	10/17/03	\$300,000	790	340	6	1944	3	4850	N	N	3014 NW 57TH ST
001	424290	0035	12/2/03	\$245,500	790	0	6	1910	4	4498	N	N	2717 NW 65TH ST
001	424290	0035	3/26/03	\$245,000	790	0	6	1910	4	4498	N	N	2717 NW 65TH ST
001	117600	0870	1/3/03	\$250,000	840	220	6	1945	3	6000	N	N	3224 NW 56TH ST
001	117500	0710	1/7/02	\$240,000	840	0	6	1918	3	4850	N	N	3009 NW 57TH ST
001	117500	0450	10/3/03	\$311,500	860	0	6	1943	4	3977	N	N	2815 NW 58TH ST
001	424290	0130	10/29/02	\$274,500	870	120	6	1910	3	4441	N	N	2650 NW 64TH ST
001	755080	1050	4/10/03	\$338,600	930	0	6	1910	3	5000	N	N	3033 NW 62ND ST
001	755080	0810	12/2/03	\$305,500	990	0	6	1925	3	5000	N	N	3006 NW 63RD ST
001	102503	9100	10/22/03	\$295,000	1010	0	6	1910	3	5189	Y	N	3528 NW 60TH ST
001	117500	0300	12/10/02	\$333,000	1090	0	6	1906	4	4850	N	N	3039 NW 58TH ST
001	117500	0200	11/13/03	\$364,000	1160	0	6	1906	3	4850	N	N	3031 NW 59TH ST
001	690820	0300	11/25/02	\$388,500	1190	0	6	1910	3	8100	Y	N	3414 NW 64TH ST
001	276760	3886	3/30/03	\$264,950	1230	0	6	1912	4	2500	N	N	2433 NW 60TH ST
001	117500	0070	12/12/02	\$277,000	1300	0	6	1901	3	3771	N	N	3018 NW 59TH ST
001	424290	0050	2/3/03	\$354,000	1630	0	6	1906	4	4480	N	N	2701 NW 65TH ST
001	424290	0060	2/1/02	\$271,000	2160	0	6	1924	3	4346	N	N	2601 NW 65TH ST
001	755080	0635	4/28/03	\$218,000	710	0	7	1918	3	4850	N	N	3031 NW 65TH ST
001	309600	0045	11/25/03	\$356,000	800	670	7	1916	3	6150	Y	N	3238 NW 61ST ST
001	424290	0121	5/8/03	\$279,950	800	470	7	1994	3	2216	N	N	2642 NW 64TH ST
001	117500	0540	8/27/02	\$290,000	820	500	7	1914	3	4850	N	N	2843 NW 57TH ST
001	117600	1263	8/11/03	\$246,500	840	0	7	1948	3	2975	N	N	5707 32ND AV NW
001	117600	0200	11/24/03	\$320,000	870	0	7	1941	3	6000	N	N	3436 NW 59TH ST
001	117700	0085	11/19/03	\$320,000	880	0	7	1925	3	3015	N	N	5801 32ND AV NW
001	117500	0180	5/28/03	\$286,500	890	310	7	1918	3	4850	N	N	3049 NW 59TH ST
001	276760	1520	1/22/03	\$267,500	970	340	7	1903	4	5000	N	N	2436 NW 63RD ST
001	424290	0245	8/22/03	\$342,000	980	0	7	1928	4	4700	N	N	2626 NW 63RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	276760	2655	4/30/03	\$346,775	990	970	7	1925	3	5000	N	N	2441 NW 62ND ST
001	755080	1075	6/17/02	\$332,000	1000	230	7	1941	3	5000	N	N	3007 NW 62ND ST
001	755080	0965	1/25/02	\$301,888	1070	360	7	1950	4	5000	N	N	3026 NW 62ND ST
001	755080	0655	4/16/02	\$304,149	1100	0	7	1904	3	4850	N	N	3013 NW 65TH ST
001	117500	0415	11/26/03	\$305,000	1150	420	7	1952	3	4850	N	N	2849 NW 58TH ST
001	117600	0690	10/21/03	\$422,500	1160	280	7	1940	3	6000	N	N	3423 NW 57TH ST
001	117500	0175	1/4/02	\$300,000	1180	300	7	1904	3	6596	N	N	5816 32ND AV NW
001	117600	0840	8/19/02	\$269,777	1190	0	7	1908	3	4909	N	N	3211 NW 57TH ST
001	102503	9121	7/24/03	\$365,000	1230	300	7	1956	3	3760	Y	N	6040 35TH AV NW
001	276760	2785	3/22/02	\$360,000	1250	0	7	1903	3	4650	N	N	2423 NW 61ST ST
001	117600	0245	7/15/03	\$316,000	1260	0	7	1928	4	6000	Y	N	3237 NW 60TH ST
001	117500	1120	5/25/02	\$383,000	1290	0	7	1927	3	4850	N	N	2811 NW 59TH ST
001	755080	0820	8/5/03	\$329,950	1290	0	7	1916	3	5000	N	N	3016 NW 63RD ST
001	102503	9116	2/11/02	\$300,000	1290	0	7	1944	3	3760	Y	N	6030 35TH AV NW
001	276760	1515	3/26/02	\$345,000	1300	0	7	1906	4	5000	N	N	2432 NW 63RD ST
001	117500	0016	3/27/02	\$330,000	1300	510	7	1910	3	3870	N	N	3050 NW 60TH ST
001	117500	0275	7/11/03	\$360,000	1310	0	7	1905	4	4850	N	N	3048 NW 58TH ST
001	102503	9117	7/23/03	\$430,000	1340	170	7	1938	5	3760	Y	N	6022 35TH AV NW
001	424290	0311	2/13/02	\$242,500	1340	0	7	1956	3	3888	N	N	6200 28TH AV NW
001	424290	0015	5/6/03	\$280,000	1360	0	7	1925	3	4524	N	N	2759 NW 65TH ST
001	424290	0170	12/4/03	\$318,000	1370	0	7	1993	3	2350	N	N	2649 NW 64TH ST
001	117600	0185	4/15/03	\$300,000	1410	0	7	1950	5	6000	Y	N	3422 NW 59TH ST
001	755080	0975	3/25/02	\$320,000	1440	0	7	1907	3	5000	N	N	3036 NW 62ND ST
001	117500	0005	5/19/03	\$407,000	1450	640	7	1920	3	5644	N	N	5902 32ND AV NW
001	117500	0730	12/8/03	\$507,000	1470	0	7	1911	4	4850	N	N	3010 NW 56TH ST
001	117600	0835	7/26/03	\$497,500	1520	0	7	1990	3	5846	N	N	3215 NW 57TH ST
001	755080	0620	5/12/03	\$360,000	1520	0	7	1908	4	4850	N	N	3047 NW 65TH ST
001	117600	0430	11/13/02	\$399,950	1540	460	7	1905	5	6400	Y	N	3421 NW 59TH ST
001	690820	0515	6/20/03	\$388,745	1540	910	7	1950	3	5985	Y	N	6203 36TH AV NW
001	117700	0075	5/29/02	\$469,950	1560	0	7	1925	4	6000	Y	N	3215 NW 59TH ST
001	690820	0246	7/1/03	\$489,900	1560	0	7	1926	4	4500	Y	N	6416 36TH AV NW

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**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	755080	1235	10/25/02	\$429,000	1640	1200	7	1907	3	7900	N	N	3020 NW 60TH ST
001	690820	0320	10/16/02	\$512,000	1660	500	7	1990	3	5400	Y	N	3442 NW 64TH ST
001	117500	0055	7/17/02	\$345,000	1680	0	7	1928	3	3758	N	N	3028 NW 59TH ST
001	755080	0470	9/22/03	\$469,000	1690	0	7	1912	3	5000	N	N	2814 NW 63RD ST
001	755080	0940	10/10/02	\$425,000	1690	0	7	1922	4	5500	N	N	3002 NW 62ND ST
001	755080	0840	4/24/03	\$352,000	1730	200	7	1922	3	5000	N	N	3036 NW 63RD ST
001	690820	0456	5/23/03	\$447,500	1760	0	7	1904	4	5265	Y	N	3403 NW 62ND ST
001	424290	0070	6/17/03	\$411,500	1790	0	7	1962	3	4196	N	N	6401 26TH AV NW
001	276760	1560	2/14/02	\$397,000	1840	1170	7	1970	3	5000	N	N	2435 NW 63RD ST
001	102503	9157	5/28/03	\$350,000	1870	0	7	1902	4	5190	Y	N	3534 NW 60TH ST
001	117500	0210	7/22/03	\$368,000	1900	0	7	1905	4	4850	N	N	3027 NW 59TH ST
001	690820	0370	5/29/02	\$605,000	1970	710	7	1919	3	8100	Y	N	3403 NW 64TH ST
001	309650	0075	9/5/03	\$440,000	2000	240	7	1939	5	5531	Y	N	3218 NW 60TH ST
001	117600	0340	10/1/02	\$525,000	2120	860	7	1917	3	6000	N	N	3232 NW 59TH ST
001	424290	0370	3/15/03	\$385,000	2120	0	7	1971	3	4342	N	N	2603 NW 63RD ST
001	755080	0010	4/1/03	\$550,000	2340	0	7	1922	4	5000	N	N	2851 NW 61ST ST
001	755080	0055	12/23/02	\$375,000	2570	0	7	1916	3	6000	N	N	2809 NW 61ST ST
001	276760	2671	5/6/02	\$278,500	1530	0	8	1996	3	2498	N	N	2427 NW 62ND ST
001	117600	1196	6/18/03	\$437,500	1630	570	8	2003	3	3012	Y	N	5421 34TH AV NW
001	237170	0045	4/13/02	\$392,000	1630	300	8	1946	3	4800	Y	N	6032 35TH PL NW
001	237170	0050	1/3/03	\$449,000	1650	300	8	1946	4	4800	Y	N	6026 35TH PL NW
001	047700	0020	1/8/02	\$421,400	1730	0	8	2001	3	3118	N	N	2625 NW 60TH ST
001	276760	1570	8/14/03	\$373,500	1930	0	8	2003	3	2499	N	N	2421 NW 63RD ST
001	117600	0040	3/25/03	\$628,000	2080	140	8	1985	3	6000	Y	N	3607 NW 60TH ST
001	665800	0035	6/25/03	\$385,000	2720	0	8	1979	3	5000	N	N	2631 NW 63RD ST
001	665800	0040	3/8/02	\$390,000	2900	200	8	1976	3	5431	N	N	2644 NW 62ND ST
001	117700	0010	2/27/03	\$590,000	2330	440	9	2000	3	6400	Y	N	3253 NW 59TH ST
010	751850	8401	7/16/02	\$170,500	430	0	5	1920	5	1500	N	N	2360 NW 73RD ST
010	444380	0735	2/6/02	\$209,950	470	300	5	1930	3	1320	N	N	2711 NW 80TH ST
010	123200	0775	11/19/03	\$194,000	580	0	5	1925	3	1861	N	N	1611 NW 80TH ST
010	285610	0180	9/25/02	\$189,950	610	0	5	1900	4	2550	N	N	6528 25TH AV NW

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**Area 19**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	751850	6320	9/27/02	\$230,000	670	360	5	1926	3	4284	N	N	7350 23RD AV NW
010	285610	0185	8/14/03	\$222,000	680	0	5	1901	4	2550	N	N	6526 25TH AV NW
010	751850	5510	3/4/03	\$232,000	820	0	5	1907	3	2550	N	N	6541 21ST AV NW
010	444380	1110	11/25/03	\$250,000	850	0	5	1918	3	3880	N	N	7710 27TH AV NW
010	444380	1110	12/3/02	\$177,500	850	0	5	1918	3	3880	N	N	7710 27TH AV NW
010	285610	0190	4/25/03	\$250,000	930	0	5	1901	4	4080	N	N	6522 25TH AV NW
010	369390	0835	11/11/02	\$244,690	1050	0	5	1911	4	5000	N	N	6811 30TH AV NW
010	751850	6895	5/13/02	\$274,000	1180	0	5	1915	3	5100	N	N	2200 NW 67TH ST
010	123200	0790	11/19/03	\$205,150	500	0	6	1926	3	3181	N	N	7756 17TH AV NW
010	226700	0365	12/4/03	\$235,000	580	300	6	1942	3	6250	N	N	8818 30TH AV NW
010	751850	7085	8/12/02	\$259,000	610	230	6	1951	3	5100	N	N	6535 22ND AV NW
010	751850	2075	6/25/02	\$271,000	640	640	6	1923	3	4080	N	N	6548 18TH AV NW
010	444280	0020	5/27/03	\$270,000	650	0	6	1926	3	5000	N	N	8349 28TH AV NW
010	123200	1520	4/11/03	\$275,000	670	0	6	1922	3	3840	N	N	7555 16TH AV NW
010	444380	1075	4/4/03	\$270,000	680	300	6	1932	4	3880	N	N	8013 26TH AV NW
010	352603	9110	12/13/02	\$275,000	680	350	6	1942	3	9680	N	N	8730 25TH AV NW
010	602150	3535	4/24/03	\$299,950	690	0	6	1941	4	4000	N	N	7538 25TH AV NW
010	751850	3055	9/24/03	\$320,000	700	0	6	1907	3	5100	N	N	7319 18TH AV NW
010	287210	1201	9/29/03	\$279,500	700	400	6	1912	3	2500	N	N	2857 NW 73RD ST
010	751850	6850	4/10/03	\$218,000	700	0	6	1900	3	3825	N	N	6741 22ND AV NW
010	287210	1065	6/17/03	\$260,000	710	620	6	1924	4	5000	N	N	3038 NW 72ND ST
010	444730	0075	2/21/03	\$338,500	720	600	6	1905	3	6000	N	N	8370 31ST AV NW
010	369390	2501	6/11/02	\$275,000	720	0	6	1944	3	3000	N	N	6507 28TH AV NW
010	751850	5755	7/28/03	\$250,000	720	0	6	1900	3	2550	N	N	6743 21ST AV NW
010	751850	4455	8/27/03	\$280,642	720	0	6	1909	3	5100	N	N	7353 19TH AV NW
010	054600	0380	12/8/03	\$314,500	730	0	6	1941	3	4005	N	N	8351 18TH AV NW
010	444380	1695	10/7/03	\$290,000	730	590	6	1921	3	3880	N	N	8021 25TH AV NW
010	054600	0510	5/14/02	\$239,000	730	0	6	1925	3	4005	N	N	8315 17TH AV NW
010	916510	0070	1/14/02	\$276,500	740	730	6	1928	3	4360	N	N	7352 27TH AV NW
010	444380	0895	2/7/02	\$261,000	740	140	6	1919	3	3880	N	N	8043 27TH AV NW
010	369390	0755	7/23/02	\$249,290	740	250	6	1906	3	5000	N	N	2847 NW 69TH ST

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**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	444380	1450	7/2/02	\$271,000	750	0	6	1924	3	3880	N	N	7526 26TH AV NW
010	444380	1680	4/14/03	\$237,000	750	0	6	1925	3	3880	N	N	8033 25TH AV NW
010	916510	0130	8/5/02	\$273,500	760	0	6	1928	3	4080	N	N	7341 27TH AV NW
010	751850	3795	7/24/03	\$246,000	760	0	6	1947	4	4284	N	N	6542 20TH AV NW
010	054600	0675	8/11/03	\$249,000	760	0	6	1926	3	5005	N	N	8027 17TH AV NW
010	356680	0195	2/21/02	\$197,500	760	0	6	1912	3	5880	N	N	2636 NW 85TH ST
010	285610	2260	4/21/03	\$270,000	770	180	6	1910	3	5100	N	N	6741 EARL AV NW
010	444980	0275	2/25/02	\$234,950	770	0	6	1925	4	3960	N	N	8341 27TH AV NW
010	444380	0885	5/17/02	\$244,950	780	0	6	1913	3	3880	N	N	8049 27TH AV NW
010	751850	3370	2/8/02	\$238,000	780	0	6	1925	3	3825	N	N	7026 19TH AV NW
010	444380	0730	9/9/03	\$249,000	790	0	6	1940	3	2948	N	N	2703 NW 80TH ST
010	751850	6155	6/26/02	\$259,950	790	0	6	1908	5	4080	N	N	7330 22ND AV NW
010	751850	5140	2/21/02	\$222,000	790	0	6	1906	3	5100	N	N	6537 20TH AV NW
010	369390	1960	4/30/03	\$369,950	810	450	6	1909	3	5000	N	N	3027 NW 66TH ST
010	751850	6115	3/20/03	\$257,500	820	0	6	1909	3	5100	N	N	7312 22ND AV NW
010	444380	1250	6/23/03	\$262,000	830	0	6	1918	4	3880	N	N	7711 26TH AV NW
010	226700	0056	4/29/02	\$255,000	850	160	6	1920	3	3747	N	N	3105 NW 90TH ST
010	444380	1160	10/15/03	\$290,000	860	0	6	1916	3	3880	N	N	7742 27TH AV NW
010	751850	5330	8/5/03	\$327,500	860	710	6	1921	3	4080	N	N	6509 21ST AV NW
010	751850	8440	4/11/02	\$249,950	870	170	6	1910	3	5100	N	N	7320 24TH AV NW
010	444280	0035	6/24/02	\$265,000	880	0	6	1950	3	5000	N	N	8339 28TH AV NW
010	444380	1240	4/30/03	\$260,500	880	310	6	1924	3	3880	N	N	7719 26TH AV NW
010	444380	1080	12/12/02	\$237,000	880	0	6	1924	3	3880	N	N	8009 26TH AV NW
010	444380	0310	8/14/03	\$390,000	900	0	6	1926	5	3880	N	N	7719 EARL AV NW
010	751850	4640	9/17/03	\$305,000	900	130	6	1925	3	5100	N	N	7315 20TH AV NW
010	751850	1390	8/1/03	\$287,000	900	0	6	1909	4	5100	N	N	7029 16TH AV NW
010	285610	0245	9/19/03	\$250,000	970	300	6	1902	4	5100	N	N	6523 25TH AV NW
010	285610	0745	7/22/02	\$325,000	970	620	6	1912	3	5100	N	N	6527 27TH AV NW
010	758870	0244	3/21/03	\$239,950	970	0	6	1909	3	4488	N	N	8329 16TH AV NW
010	285610	2060	12/23/03	\$255,000	980	0	6	1909	3	4080	N	N	6748 EARL AV NW
010	356680	0255	12/16/02	\$266,500	1000	0	6	1916	3	5880	N	N	2651 NW 87TH ST

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010	751850	1660	12/9/02	\$295,000	1020	0	6	1907	3	5100	N	N	6712 17TH AV NW
010	125420	0795	11/14/02	\$255,000	1020	0	6	1922	3	5100	N	N	7029 27TH AV NW
010	287210	1540	12/30/02	\$260,000	1030	0	6	1914	3	5000	N	N	2825 NW 72ND ST
010	751850	0160	10/24/03	\$357,300	1050	0	6	1902	4	5100	N	N	6550 16TH AV NW
010	444280	0145	7/22/02	\$284,950	1050	0	6	1909	3	5000	N	N	8348 29TH AV NW
010	751850	8085	9/29/02	\$344,000	1080	0	6	1908	4	3520	N	N	7334 JONES AV NW
010	369390	2120	9/26/03	\$320,000	1090	400	6	1909	3	5000	N	N	2849 NW 66TH ST
010	285610	2280	7/24/02	\$320,000	1100	150	6	1904	3	3825	N	N	2763 NW 70TH ST
010	751850	8927	10/16/03	\$246,950	1100	0	6	1902	3	2680	N	N	6503 JONES AV NW
010	751850	6045	4/25/02	\$321,000	1130	0	6	1908	4	3825	N	N	7309 21ST AV NW
010	751850	0815	6/28/02	\$300,000	1150	0	6	1942	3	7650	N	N	7322 16TH AV NW
010	287210	1520	8/26/02	\$309,500	1160	170	6	1907	4	5000	N	N	2814 NW 71ST ST
010	751850	1610	10/4/02	\$304,000	1170	180	6	1906	3	5100	N	N	6717 16TH AV NW
010	369390	0135	12/26/03	\$350,000	1210	0	6	1907	5	5000	N	N	3023 NW 70TH ST
010	369390	0535	7/17/03	\$349,000	1220	0	6	1928	3	5000	N	N	2818 NW 69TH ST
010	444380	0900	10/9/03	\$340,000	1220	0	6	1914	4	3880	N	N	8039 27TH AV NW
010	751850	5830	3/18/02	\$300,000	1250	400	6	1927	4	4080	N	N	7019 21ST AV NW
010	285610	1880	12/3/02	\$250,000	1270	0	6	1905	3	5100	N	N	6718 27TH AV NW
010	751850	4020	6/24/03	\$310,000	1280	0	6	1909	4	4000	N	N	6731 19TH AV NW
010	751850	6865	7/8/02	\$295,000	1290	80	6	1907	3	5100	N	N	6751 22ND AV NW
010	287210	0405	7/3/02	\$320,000	1360	0	6	1906	3	5000	N	N	2815 NW 75TH ST
010	356680	0480	8/16/02	\$312,000	1390	0	6	1910	4	3012	Y	N	2642 NW 87TH ST
010	285610	1335	3/26/02	\$245,000	1390	0	6	1903	3	4182	N	N	6744 25TH AV NW
010	287210	0555	3/19/02	\$275,000	1410	0	6	1923	3	5000	N	N	2827 NW 74TH ST
010	285610	1661	9/25/02	\$262,500	1430	80	6	1928	3	2600	N	N	6702 26TH AV NW
010	751850	5720	2/20/02	\$379,000	1470	0	6	1900	4	5100	N	N	6756 22ND AV NW
010	751850	3440	10/20/03	\$324,500	1560	0	6	1901	3	5100	N	N	6733 18TH AV NW
010	916410	0205	9/11/03	\$374,000	1610	0	6	1905	3	4750	N	N	7302 26TH AV NW
010	751850	3840	10/7/03	\$390,000	1870	0	6	1902	4	5100	N	N	6537 19TH AV NW
010	751850	4495	6/3/02	\$305,000	2090	0	6	1907	5	5100	N	N	7340 21ST AV NW
010	356680	0385	3/26/03	\$275,000	720	0	7	1918	3	5880	N	N	2620 NW 86TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	444380	0715	8/25/03	\$310,000	750	0	7	1942	3	3880	N	N	7748 EARL AV NW
010	022503	9070	11/9/02	\$260,000	750	0	7	1918	3	3399	N	N	2811 NW 80TH ST
010	287210	0425	1/25/02	\$263,000	750	240	7	1942	3	5000	N	N	2812 NW 74TH ST
010	444730	0170	4/22/02	\$256,000	760	0	7	1944	3	4000	N	N	8333 30TH AV NW
010	369390	0735	7/16/03	\$320,000	770	0	7	1923	3	5000	N	N	2832 NW 68TH ST
010	602150	3555	9/24/02	\$274,000	770	240	7	1944	3	4000	N	N	7554 25TH AV NW
010	444380	0975	5/14/03	\$255,750	770	190	7	1944	3	3880	N	N	8020 27TH AV NW
010	444380	0705	8/15/02	\$310,000	780	130	7	1942	3	3880	N	N	7740 EARL AV NW
010	022503	9127	6/27/03	\$272,000	780	290	7	1941	3	5500	N	N	7317 24TH AV NW
010	372780	0070	9/3/03	\$322,500	790	480	7	1941	3	5025	N	N	2914 NW 75TH ST
010	602150	4070	4/26/02	\$285,000	790	0	7	1942	3	4000	N	N	7554 23RD AV NW
010	123200	1650	10/10/02	\$270,000	790	150	7	1945	3	3840	N	N	7523 17TH AV NW
010	054600	0045	10/1/03	\$240,000	800	0	7	1940	3	4046	N	N	8326 20TH AV NW
010	372780	0130	8/12/03	\$342,000	810	0	7	1941	3	5095	N	N	2915 NW 77TH ST
010	916510	0360	5/22/03	\$304,000	810	190	7	1942	3	4040	N	N	7328 28TH AV NW
010	444380	0740	8/12/03	\$319,950	820	130	7	1928	3	3880	N	N	7753 27TH AV NW
010	372780	0105	2/5/03	\$325,000	820	120	7	1940	3	6250	N	N	7534 30TH AV NW
010	054600	0515	12/4/03	\$300,000	820	0	7	1925	3	4005	N	N	8317 17TH AV NW
010	751850	4291	4/28/03	\$376,500	830	690	7	1927	4	3360	N	N	1912 NW 73RD ST
010	226700	0497	11/21/02	\$312,000	830	560	7	1945	3	8460	N	N	8701 29TH AV NW
010	758870	0213	2/24/03	\$315,000	830	220	7	1929	3	4532	N	N	8319 16TH AV NW
010	444380	0750	8/26/02	\$280,000	830	0	7	1925	3	3880	N	N	7747 27TH AV NW
010	444380	0475	5/14/03	\$326,000	840	220	7	1945	3	3880	N	N	7513 EARL AV NW
010	602150	4005	9/5/03	\$305,000	840	260	7	1926	3	4000	N	N	7506 23RD AV NW
010	751850	4470	5/28/02	\$295,000	840	150	7	1917	3	3825	N	N	7361 19TH AV NW
010	751850	6350	8/26/03	\$280,000	840	240	7	1945	3	4250	N	N	7333 22ND AV NW
010	123200	0065	9/3/02	\$278,000	840	0	7	1942	3	4800	N	N	7730 20TH AV NW
010	285610	2336	8/28/02	\$269,900	850	120	7	1941	3	4080	N	N	6810 28TH AV NW
010	352603	9231	2/22/02	\$226,000	850	0	7	1948	3	8691	N	N	2512 NW 87TH ST
010	751850	3340	8/7/03	\$375,000	860	0	7	1929	3	3825	N	N	7012 19TH AV NW
010	602150	2820	4/8/03	\$332,000	860	0	7	1927	3	4100	N	N	7710 23RD AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	356730	0030	5/12/03	\$290,000	860	0	7	1951	3	6975	N	N	2621 NW 88TH ST
010	758870	0082	3/11/03	\$285,000	870	0	7	1942	3	4500	N	N	8035 16TH AV NW
010	758870	0133	3/26/03	\$235,000	870	0	7	1942	3	4252	N	N	8056 16TH AV NW
010	602150	3870	12/1/03	\$314,500	880	0	7	1940	3	4000	N	N	7542 JONES AV NW
010	602150	2365	5/23/03	\$325,000	880	0	7	1941	3	4100	N	N	7708 21ST AV NW
010	602150	2380	8/13/03	\$310,000	880	440	7	1941	3	4100	N	N	7720 21ST AV NW
010	602150	2285	10/28/02	\$249,500	880	220	7	1942	3	4141	N	N	7755 20TH AV NW
010	054600	0605	6/16/03	\$385,000	890	0	7	1939	3	4005	N	N	8030 18TH AV NW
010	751850	4280	1/29/03	\$339,000	890	600	7	1951	3	5100	N	N	7327 19TH AV NW
010	444980	0055	7/7/03	\$305,000	890	660	7	2002	3	5932	N	N	8310 28TH AV NW
010	372780	0160	9/10/03	\$335,000	890	0	7	1944	4	5565	N	N	7533 30TH AV NW
010	022503	9144	7/16/02	\$285,000	890	100	7	1945	3	4700	N	N	8067 26TH AV NW
010	813270	0095	4/18/03	\$290,000	890	280	7	1931	3	5022	N	N	8050 29TH AV NW
010	369390	2500	2/14/03	\$295,000	900	0	7	1949	3	4500	N	N	2804 NW 65TH ST
010	751850	3085	8/26/02	\$325,000	900	140	7	1946	3	4080	N	N	7306 19TH AV NW
010	054600	0100	6/11/02	\$285,000	900	0	7	1940	3	4046	N	N	8311 19TH AV NW
010	444380	0525	1/21/03	\$275,000	900	320	7	1941	3	3880	N	N	7524 EARL AV NW
010	054600	1030	3/20/03	\$292,000	900	0	7	1940	4	4339	N	N	8031 19TH AV NW
010	120500	0230	11/20/02	\$215,000	900	0	7	1941	3	4000	N	N	3110 NW 75TH ST
010	444980	0565	6/2/03	\$265,000	900	150	7	1925	4	3960	N	N	8341 25TH AV NW
010	444380	0955	5/10/02	\$249,000	910	0	7	1949	3	3880	N	N	8004 27TH AV NW
010	602150	3495	9/24/02	\$274,000	910	480	7	1926	3	6000	N	N	7508 25TH AV NW
010	054600	0060	11/24/02	\$300,000	930	220	7	1940	3	4046	N	N	8314 20TH AV NW
010	916510	0060	7/8/03	\$300,000	930	400	7	1940	3	4360	N	N	7344 27TH AV NW
010	123200	1443	2/19/03	\$259,950	940	0	7	1948	3	4704	N	N	7503 16TH AV NW
010	602150	1515	6/17/03	\$292,500	940	140	7	1939	3	4500	N	N	8011 23RD AV NW
010	444380	0820	3/15/02	\$270,000	940	140	7	1943	3	4850	N	N	8012 EARL AV NW
010	356680	0415	2/13/02	\$265,000	940	0	7	1939	4	5880	N	N	2640 NW 86TH ST
010	758870	0210	4/29/03	\$261,900	940	150	7	1926	3	4444	N	N	8322 17TH AV NW
010	916510	0330	6/20/02	\$265,000	940	100	7	1928	4	4040	N	N	7414 28TH AV NW
010	751850	5975	8/27/02	\$336,950	950	80	7	1931	3	4080	N	N	7035 21ST AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	022503	9151	5/19/03	\$311,500	950	220	7	1946	3	4700	N	N	8066 27TH AV NW
010	022503	9128	6/25/02	\$290,000	950	460	7	1946	3	3948	N	N	8023 25TH AV NW
010	287210	0365	8/1/02	\$315,000	950	390	7	1942	3	5000	N	N	2827 NW 75TH ST
010	751850	8390	7/16/03	\$299,950	950	0	7	1940	4	5100	N	N	7327 JONES AV NW
010	867540	0130	4/2/02	\$257,000	950	100	7	1938	3	4400	N	N	8027 31ST AV NW
010	054600	1020	3/24/03	\$327,000	960	0	7	1931	3	4046	N	N	8021 19TH AV NW
010	285610	1560	6/16/03	\$320,000	960	720	7	1990	3	2550	N	N	6754 26TH AV NW
010	444380	0930	5/15/03	\$245,000	960	0	7	1952	3	3880	N	N	8015 27TH AV NW
010	369390	1075	5/20/03	\$293,500	960	0	7	1908	3	3750	N	N	6712 32ND AV NW
010	630940	0060	4/25/03	\$274,000	960	0	7	1940	3	5000	N	N	7718 29TH AV NW
010	120500	0205	4/26/02	\$304,000	960	0	7	1942	3	6750	N	N	7527 31ST AV NW
010	867540	0065	7/21/03	\$274,950	960	150	7	1940	3	4640	N	N	8027 30TH AV NW
010	751850	4340	5/27/03	\$330,000	970	0	7	1928	3	3560	N	N	7328 20TH AV NW
010	054600	0800	12/2/02	\$275,500	970	230	7	1941	3	4005	N	N	8022 19TH AV NW
010	758870	0100	3/27/03	\$279,000	980	0	7	1992	3	4483	N	N	8044 16TH AV NW
010	123200	0275	5/22/02	\$319,950	980	0	7	1942	3	4800	N	N	7746 19TH AV NW
010	369390	0415	10/25/02	\$309,500	980	70	7	1940	4	5000	N	N	2846 NW 69TH ST
010	751850	4395	7/12/02	\$280,000	980	0	7	1927	3	2680	N	N	7356 20TH AV NW
010	602150	0450	5/8/02	\$369,950	990	990	7	1940	3	4500	N	N	8337 22ND AV NW
010	602150	0305	10/24/02	\$305,000	990	0	7	1940	3	4000	N	N	8308 22ND AV NW
010	751850	1370	8/27/03	\$331,000	990	0	7	1926	3	5100	N	N	7015 16TH AV NW
010	054600	0400	6/5/03	\$334,950	990	700	7	1930	3	4005	N	N	8356 18TH AV NW
010	444980	0721	4/5/02	\$284,950	990	0	7	1942	4	4329	N	N	8337 24TH AV NW
010	022503	9051	5/31/02	\$300,000	990	130	7	1919	3	4700	N	N	8059 27TH AV NW
010	054600	0535	5/23/02	\$296,000	990	0	7	1927	3	4005	N	N	8333 17TH AV NW
010	123200	0355	2/21/03	\$273,000	990	0	7	1926	3	3840	N	N	7708 19TH AV NW
010	751850	6430	3/26/02	\$291,000	990	0	7	1926	3	5100	N	N	7311 22ND AV NW
010	120500	0175	8/13/03	\$265,000	990	0	7	1930	3	5040	N	N	3111 NW 77TH ST
010	752250	0065	8/16/02	\$357,000	1000	100	7	1947	3	5750	N	N	7741 29TH AV NW
010	602150	0870	4/23/02	\$351,500	1000	120	7	1941	3	4606	N	N	8328 JONES AV NW
010	444980	0175	8/27/03	\$318,000	1000	100	7	1945	3	3960	N	N	8328 EARL AV NW

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**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	372780	0125	4/21/03	\$275,000	1000	0	7	1940	3	5119	N	N	7558 30TH AV NW
010	602150	0630	8/14/02	\$299,000	1000	0	7	1940	3	4700	N	N	8342 23RD AV NW
010	602150	2220	6/17/03	\$329,500	1010	250	7	1942	3	4000	N	N	8016 21ST AV NW
010	751850	2285	7/9/03	\$365,000	1010	100	7	1910	3	4845	N	N	6734 18TH AV NW
010	602150	1505	2/14/03	\$328,000	1010	140	7	1938	3	4500	N	N	8015 23RD AV NW
010	752250	0020	9/11/02	\$280,000	1010	600	7	1951	3	4750	N	N	7742 30TH AV NW
010	123200	1835	10/22/03	\$352,000	1020	100	7	1946	3	3840	N	N	7537 18TH AV NW
010	287210	2200	8/15/02	\$359,950	1020	0	7	1940	3	5000	N	N	2847 NW 71ST ST
010	123200	1835	7/23/02	\$334,000	1020	100	7	1946	3	3840	N	N	7537 18TH AV NW
010	602150	2355	12/2/03	\$340,000	1020	0	7	1941	3	4100	N	N	7700 21ST AV NW
010	745700	0055	9/18/03	\$305,000	1020	0	7	1941	3	5625	N	N	7729 29TH AV NW
010	274710	0014	2/21/02	\$317,000	1020	1020	7	1950	3	7200	N	N	8826 28TH AV NW
010	226700	0391	6/11/02	\$276,500	1020	0	7	1928	3	9790	N	N	8560 30TH AV NW
010	602150	1650	10/13/03	\$350,000	1030	360	7	1938	3	4000	N	N	8055 22ND AV NW
010	022503	9122	7/25/03	\$308,000	1030	0	7	1941	4	4955	N	N	7528 29TH AV NW
010	602150	2880	3/31/03	\$293,000	1030	0	7	1941	3	4500	N	N	7752 23RD AV NW
010	602150	3915	9/23/03	\$332,000	1040	660	7	1949	3	4000	N	N	7543 22ND AV NW
010	602150	2005	2/19/03	\$320,000	1040	500	7	1939	3	4500	N	N	8022 22ND AV NW
010	751850	7105	6/5/02	\$295,000	1040	0	7	1904	3	5100	N	N	6549 22ND AV NW
010	867540	0038	8/8/03	\$284,500	1040	610	7	1964	3	4720	N	N	8040 31ST AV NW
010	444980	0730	5/20/02	\$259,000	1040	560	7	1942	3	4922	N	N	8341 24TH AV NW
010	751850	2815	7/3/03	\$297,000	1040	520	7	1911	4	5100	N	N	7358 18TH AV NW
010	444730	0140	5/16/02	\$312,000	1050	240	7	1949	3	4000	N	N	8315 30TH AV NW
010	022503	9095	9/23/02	\$296,000	1050	0	7	1933	3	5452	N	N	8056 26TH AV NW
010	602150	2865	2/11/03	\$285,000	1050	320	7	1941	3	4500	N	N	7748 23RD AV NW
010	444380	0345	2/10/03	\$276,500	1050	0	7	1924	3	4080	N	N	7510 28TH AV NW
010	602150	1215	9/17/03	\$343,000	1060	320	7	1957	3	4000	N	N	8045 JONES AV NW
010	602150	1215	11/14/03	\$343,000	1060	320	7	1957	3	4000	N	N	8045 JONES AV NW
010	602150	1215	4/8/02	\$310,000	1060	320	7	1957	3	4000	N	N	8045 JONES AV NW
010	602150	3745	7/10/03	\$316,000	1060	300	7	1945	3	4000	N	N	7547 23RD AV NW
010	751850	5465	8/7/03	\$348,000	1060	0	7	1930	4	5100	N	N	6548 22ND AV NW

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**Area 19**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	022503	9163	6/30/03	\$324,000	1060	0	7	1950	3	5018	N	N	7524 29TH AV NW
010	054600	0190	1/3/03	\$303,000	1060	0	7	1938	3	4005	N	N	8338 19TH AV NW
010	369390	0795	4/25/02	\$319,000	1060	990	7	1919	3	5000	N	N	2857 NW 69TH ST
010	444380	1770	6/18/02	\$327,500	1060	590	7	1930	3	4850	N	N	8032 25TH AV NW
010	125420	0440	1/31/02	\$297,000	1060	320	7	1923	3	5100	N	N	7038 26TH AV NW
010	022503	9163	2/22/02	\$279,900	1060	0	7	1950	3	5018	N	N	7524 29TH AV NW
010	751850	5580	11/7/02	\$324,000	1070	450	7	1948	3	5100	N	N	6717 21ST AV NW
010	287210	1075	5/13/03	\$376,000	1080	390	7	1940	3	5000	N	N	3027 NW 73RD ST
010	751850	8275	7/13/03	\$335,000	1080	330	7	1954	3	5100	N	N	7333 JONES AV NW
010	444380	1710	9/19/02	\$279,950	1080	620	7	1953	3	3880	N	N	8009 25TH AV NW
010	022503	9148	5/5/03	\$314,000	1080	260	7	1946	3	4888	N	N	8072 27TH AV NW
010	287210	2300	6/17/03	\$294,500	1090	300	7	1956	3	5000	N	N	2822 NW 70TH ST
010	022503	9074	7/10/02	\$337,500	1100	0	7	1927	3	4330	N	N	8058 28TH AV NW
010	602150	4040	3/20/02	\$265,000	1100	250	7	1941	3	4000	N	N	7530 23RD AV NW
010	226700	0295	9/2/03	\$265,000	1100	190	7	1926	3	7455	N	N	8527 30TH AV NW
010	602150	3760	8/1/03	\$327,000	1110	430	7	1948	3	4000	N	N	7535 23RD AV NW
010	751850	4185	4/25/03	\$269,273	1110	0	7	1930	3	3774	N	N	7023 19TH AV NW
010	123200	1580	9/4/03	\$344,000	1120	300	7	1942	4	3840	N	N	7526 18TH AV NW
010	602150	0540	6/27/02	\$324,000	1120	180	7	1940	3	4500	N	N	8303 22ND AV NW
010	123200	1995	3/19/02	\$295,000	1120	450	7	1947	3	3840	N	N	7533 19TH AV NW
010	751850	2270	6/21/02	\$343,500	1130	0	7	1929	3	3570	N	N	6728 18TH AV NW
010	602150	0610	9/20/02	\$320,000	1130	430	7	1940	3	4600	N	N	8332 23RD AV NW
010	123200	0536	8/9/02	\$262,950	1130	0	7	1944	3	3614	N	N	1713 NW 80TH ST
010	285610	0770	9/19/03	\$270,500	1130	0	7	1949	3	5100	N	N	6513 27TH AV NW
010	123200	0215	3/7/02	\$298,000	1130	0	7	1912	3	4800	N	N	7743 19TH AV NW
010	751850	1025	9/4/02	\$314,900	1130	840	7	1965	4	5100	N	N	7360 17TH AV NW
010	054600	0165	10/6/03	\$344,000	1140	900	7	1942	3	4005	N	N	8360 19TH AV NW
010	751850	2220	12/8/03	\$387,000	1140	0	7	1929	5	2880	N	N	1712 NW 67TH ST
010	751850	5745	12/1/03	\$285,000	1140	0	7	1961	3	5100	N	N	6739 21ST AV NW
010	602150	2245	8/20/02	\$295,000	1140	270	7	1949	3	4000	N	N	8034 21ST AV NW
010	123200	1845	12/30/02	\$325,000	1150	400	7	1962	3	3840	N	N	7547 18TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	022503	9052	2/15/02	\$351,000	1150	500	7	1920	3	7392	N	N	7733 30TH AV NW
010	269810	0085	6/2/03	\$342,000	1150	200	7	1940	3	7150	N	N	8528 25TH AV NW
010	123200	0620	10/23/02	\$285,000	1150	0	7	1944	3	4320	N	N	7714 18TH AV NW
010	602150	2150	3/25/02	\$285,000	1150	310	7	1944	3	5454	N	N	8025 20TH AV NW
010	751850	2221	6/16/03	\$347,000	1160	0	7	1929	3	3240	N	N	1716 NW 67TH ST
010	602150	2510	11/25/03	\$360,000	1160	600	7	1940	3	5300	N	N	7715 21ST AV NW
010	226700	0240	5/16/03	\$271,000	1160	0	7	1940	3	5565	N	N	8532 31ST AV NW
010	123200	1599	9/8/02	\$267,500	1160	130	7	1944	3	3840	N	N	7510 18TH AV NW
010	751850	7990	8/11/03	\$357,500	1170	0	7	1926	3	5100	N	N	7317 23RD AV NW
010	226700	0180	8/25/03	\$368,000	1170	0	7	1926	3	11005	N	N	8533 31ST AV NW
010	751850	7300	6/17/02	\$272,500	1170	300	7	1950	3	7650	N	N	6502 JONES AV NW
010	444380	1170	3/18/03	\$329,500	1180	0	7	1943	3	3880	N	N	7750 27TH AV NW
010	269810	0020	3/17/03	\$375,000	1180	210	7	1942	3	7150	N	N	8543 24TH AV NW
010	238910	0030	8/7/03	\$334,000	1180	0	7	1929	3	3659	N	N	8025 16TH AV NW
010	356680	0290	8/21/03	\$335,500	1180	760	7	1988	3	2940	N	N	2627 NW 87TH ST
010	751850	3270	2/20/02	\$330,000	1180	0	7	1929	4	4998	N	N	7007 18TH AV NW
010	751850	4325	3/24/03	\$290,000	1180	0	7	1927	3	5100	N	N	7318 20TH AV NW
010	054600	0740	11/12/02	\$325,000	1190	540	7	1941	3	5308	N	N	8058 19TH AV NW
010	369390	0095	4/25/02	\$290,000	1190	0	7	1927	3	5000	N	N	3033 NW 70TH ST
010	602150	2750	1/9/03	\$331,000	1200	340	7	1941	3	4700	N	N	7725 22ND AV NW
010	602150	0850	10/28/02	\$365,000	1200	230	7	1995	3	5200	N	N	8318 JONES AV NW
010	022503	9075	5/21/02	\$295,000	1200	730	7	1927	3	4330	N	N	8060 28TH AV NW
010	751850	8145	8/20/03	\$305,000	1200	0	7	1913	4	3825	N	N	7331 23RD AV NW
010	751850	1045	11/22/02	\$330,000	1210	640	7	1928	3	3672	N	N	7339 16TH AV NW
010	022503	9085	1/3/03	\$318,950	1210	0	7	1946	3	4278	N	N	7753 28TH AV NW
010	751850	1105	7/25/03	\$319,000	1220	1220	7	1974	3	3825	N	N	7305 16TH AV NW
010	123200	1210	5/28/03	\$335,000	1220	0	7	1940	4	3800	N	N	7554 16TH AV NW
010	444980	0706	11/21/02	\$285,000	1220	0	7	1942	3	4330	N	N	8321 24TH AV NW
010	226700	0350	6/18/02	\$330,000	1220	530	7	1985	3	7460	N	N	8910 30TH AV NW
010	444380	0035	6/13/03	\$285,000	1220	480	7	1929	4	4076	N	N	8026 28TH AV NW
010	751850	2040	7/30/03	\$260,000	1230	0	7	1950	3	5100	N	N	6528 18TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	602150	1145	2/22/03	\$295,000	1230	300	7	1941	3	4559	N	N	8340 24TH AV NW
010	356680	0395	4/10/02	\$335,000	1230	590	7	1947	3	5880	N	N	2630 NW 86TH ST
010	369390	0245	6/10/02	\$271,950	1240	0	7	1985	3	2500	N	N	2857 NW 70TH ST
010	444980	0716	9/4/03	\$292,000	1250	0	7	1942	3	4424	N	N	8331 24TH AV NW
010	444980	0540	10/30/02	\$307,600	1260	0	7	1928	4	5940	N	N	8327 25TH AV NW
010	602150	2125	11/18/03	\$305,000	1270	340	7	1927	3	4060	N	N	8045 20TH AV NW
010	226700	0085	4/17/03	\$305,000	1270	0	7	1924	3	7590	N	N	8723 31ST AV NW
010	054600	1005	8/27/02	\$285,000	1270	0	7	1937	3	4046	N	N	8011 19TH AV NW
010	287210	0355	3/10/03	\$270,000	1270	540	7	1918	3	5000	N	N	2836 NW 74TH ST
010	285610	0785	9/5/03	\$269,950	1280	0	7	1986	3	2550	N	N	6507 27TH AV NW
010	751850	4730	8/14/02	\$389,000	1290	0	7	1929	4	4080	N	N	7012 21ST AV NW
010	751850	1040	1/15/02	\$301,000	1290	0	7	1929	3	3570	N	N	7335 16TH AV NW
010	123200	0585	2/19/03	\$300,000	1290	240	7	1944	3	4320	N	N	7728 18TH AV NW
010	444380	1796	5/28/03	\$295,000	1290	0	7	1919	3	4688	N	N	8050 25TH AV NW
010	602150	1865	5/20/02	\$340,000	1300	0	7	1938	3	4000	N	N	8060 23RD AV NW
010	751850	4990	4/21/03	\$273,000	1300	0	7	1988	3	2550	N	N	6729 20TH AV NW
010	751850	2750	7/14/03	\$321,500	1300	200	7	1929	3	4080	N	N	7326 18TH AV NW
010	751850	3495	11/19/02	\$262,300	1300	0	7	1984	3	2550	N	N	6759 18TH AV NW
010	751850	4705	2/21/03	\$322,500	1300	0	7	1931	3	4590	N	N	7318 21ST AV NW
010	369390	1290	4/16/03	\$265,000	1300	200	7	1928	3	4000	N	N	2813 NW 68TH ST
010	758870	0086	5/15/03	\$295,950	1310	0	7	1943	3	4224	N	N	8034 16TH AV NW
010	751850	4590	4/18/03	\$375,000	1320	260	7	1910	3	4080	N	N	7355 20TH AV NW
010	751850	3005	11/12/02	\$270,000	1320	0	7	1985	3	2550	N	N	7361 18TH AV NW
010	751850	1525	4/22/02	\$270,000	1320	0	7	1986	3	2550	N	N	6735 16TH AV NW
010	751850	7066	7/5/02	\$365,000	1320	860	7	1914	4	2500	N	N	2215 NW 67TH ST
010	226700	0065	9/27/02	\$257,500	1320	0	7	1949	3	7590	N	N	8901 31ST AV NW
010	758870	0084	1/16/03	\$279,000	1330	0	7	1943	3	4224	N	N	8038 16TH AV NW
010	123200	1915	11/25/02	\$267,000	1340	0	7	1926	4	5760	N	N	7518 20TH AV NW
010	751850	1630	10/25/02	\$329,950	1360	0	7	1908	3	5100	N	N	6727 16TH AV NW
010	287210	0305	9/15/03	\$305,000	1360	0	7	1926	4	5000	N	N	2842 NW 74TH ST
010	022503	9175	10/16/03	\$375,000	1370	430	7	1994	3	4591	N	N	7349 24TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	125420	0005	11/4/02	\$310,000	1370	0	7	1912	3	5500	N	N	7051 24TH AV NW
010	751850	0845	6/24/02	\$325,000	1370	240	7	1945	4	4690	N	N	7336 16TH AV NW
010	751850	4922	9/25/02	\$325,700	1370	1000	7	1961	3	5750	N	N	6742 21ST AV NW
010	751850	5285	12/17/03	\$326,000	1380	0	7	1913	3	4080	N	N	6520 21ST AV NW
010	758870	0056	7/29/02	\$315,000	1380	0	7	1944	3	4506	N	N	8008 16TH AV NW
010	751850	0565	2/12/03	\$359,950	1390	0	7	1925	3	5100	N	N	7014 16TH AV NW
010	751850	0855	9/26/03	\$356,500	1400	0	7	1945	3	4690	N	N	7340 16TH AV NW
010	287210	2280	1/16/03	\$386,000	1400	140	7	1966	3	5000	N	N	2827 NW 71ST ST
010	444980	0595	7/25/03	\$330,000	1400	0	7	1925	4	4000	N	N	8344 25TH AV NW
010	285610	2231	2/25/02	\$280,000	1400	830	7	1974	3	4080	N	N	6753 EARL AV NW
010	751850	3870	5/17/02	\$329,950	1410	150	7	1905	3	5100	N	N	6553 19TH AV NW
010	751850	7810	2/27/03	\$265,000	1410	0	7	1985	3	2550	N	N	7020 JONES AV NW
010	369390	1325	8/6/03	\$298,000	1420	0	7	1986	3	2500	N	N	2818 NW 67TH ST
010	602150	0225	10/14/02	\$301,000	1420	500	7	1945	3	4000	N	N	8353 21ST AV NW
010	444380	0080	4/16/02	\$319,950	1430	800	7	1912	4	5024	N	N	8054 28TH AV NW
010	751850	3925	8/20/02	\$359,500	1450	0	7	1908	4	5100	N	N	6721 19TH AV NW
010	054600	0935	8/15/03	\$369,000	1460	300	7	1939	3	4046	N	N	8042 20TH AV NW
010	751850	7840	4/25/03	\$339,000	1460	120	7	1914	3	5100	N	N	7032 JONES AV NW
010	123200	0495	6/10/02	\$292,000	1470	0	7	1982	3	4800	N	N	7743 18TH AV NW
010	751850	2895	5/3/02	\$409,950	1500	0	7	1946	4	5100	N	N	7334 19TH AV NW
010	751850	8615	5/2/02	\$330,000	1520	0	7	1990	3	5100	N	N	7019 JONES AV NW
010	751850	1350	6/7/02	\$325,000	1520	0	7	1909	3	5100	N	N	7007 16TH AV NW
010	285610	2190	8/11/03	\$364,950	1530	0	7	1913	3	5100	N	N	6715 EARL AV NW
010	369390	1310	10/13/03	\$400,000	1530	0	7	1914	4	5000	N	N	2812 NW 67TH ST
010	287210	1670	6/10/02	\$462,000	1540	200	7	1915	4	5000	N	N	2852 NW 71ST ST
010	444280	0290	5/9/02	\$360,000	1540	320	7	1940	4	6250	N	N	8336 30TH AV NW
010	444380	0025	2/20/02	\$367,000	1540	0	7	1931	3	4076	N	N	8018 28TH AV NW
010	602150	2155	6/26/02	\$345,000	1540	0	7	1942	3	4060	N	N	8021 20TH AV NW
010	444380	0395	6/18/02	\$312,178	1550	0	7	1918	4	4080	N	N	7546 28TH AV NW
010	916510	0340	8/23/02	\$322,500	1570	0	7	1914	3	4040	N	N	7406 28TH AV NW
010	630940	0005	10/21/02	\$299,000	1580	0	7	1910	3	7500	N	N	7727 28TH AV NW

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**Area 19**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	285610	1105	4/17/03	\$295,000	1590	0	7	1985	3	2550	N	N	6620 28TH AV NW
010	123200	0830	6/30/03	\$295,000	1600	0	7	1915	3	4800	N	N	7738 17TH AV NW
010	751850	2320	2/10/03	\$347,500	1610	0	7	1945	3	5100	N	N	6752 18TH AV NW
010	751850	7600	8/15/02	\$389,950	1610	120	7	1909	4	6120	N	N	6732 JONES AV NW
010	226700	0505	6/12/02	\$377,000	1620	0	7	1949	4	14300	N	N	8543 29TH AV NW
010	125420	0430	6/12/02	\$370,000	1630	0	7	1930	3	5100	N	N	7032 26TH AV NW
010	916510	0295	11/12/02	\$425,000	1640	0	7	1928	5	5820	N	N	7351 EARL AV NW
010	287210	1910	4/24/02	\$375,000	1640	0	7	1926	3	5000	N	N	7102 32ND AV NW
010	125420	0025	7/25/02	\$339,950	1660	0	7	1911	5	5500	N	N	7049 24TH AV NW
010	916410	0135	10/13/03	\$380,000	1670	0	7	1903	5	4750	N	N	7347 25TH AV NW
010	602150	2945	3/17/03	\$345,000	1670	0	7	1927	3	4100	N	N	7721 23RD AV NW
010	751850	2200	8/22/02	\$250,000	1680	0	7	1911	3	5100	N	N	6721 17TH AV NW
010	356680	0045	8/20/03	\$345,000	1690	0	7	1988	3	2940	N	N	2639 NW 86TH ST
010	287210	1025	4/22/02	\$345,000	1690	450	7	1924	4	5000	N	N	3046 NW 72ND ST
010	444980	0067	8/11/03	\$370,000	1700	0	7	1972	3	4909	N	N	2770 NW 83RD ST
010	751850	2360	11/11/03	\$245,000	1710	0	7	1905	3	5100	N	N	6743 17TH AV NW
010	751850	8150	12/15/03	\$450,000	1720	0	7	1910	4	3825	N	N	7337 23RD AV NW
010	125420	0275	1/24/03	\$442,500	1760	0	7	1913	3	5100	N	N	7043 25TH AV NW
010	751850	8040	7/16/03	\$402,000	1770	120	7	1928	3	5100	N	N	7312 JONES AV NW
010	125420	0265	4/22/03	\$449,000	1780	0	7	1913	4	5100	N	N	7047 25TH AV NW
010	602150	0130	8/25/03	\$316,000	1790	0	7	1927	3	4000	N	N	8312 21ST AV NW
010	751850	2000	8/28/03	\$403,000	1800	0	7	2002	3	5100	N	N	6512 18TH AV NW
010	751850	8525	7/9/02	\$322,000	1840	0	7	1912	3	6375	N	N	7035 JONES AV NW
010	022503	9115	4/10/03	\$429,900	1850	0	7	1923	3	6450	N	N	7522 32ND AV NW
010	916510	0380	1/9/02	\$375,000	1880	0	7	1915	4	4269	N	N	7314 28TH AV NW
010	602150	2255	8/29/02	\$343,500	1890	150	7	1925	3	4000	N	N	8044 21ST AV NW
010	751850	5110	11/21/02	\$392,950	1930	0	7	1908	4	5100	N	N	6552 21ST AV NW
010	356680	0510	7/1/02	\$387,000	2020	0	7	1927	3	7030	N	N	2626 NW 87TH ST
010	751850	3410	10/28/03	\$375,000	2150	0	7	1911	3	4896	N	N	6746 19TH AV NW
010	125420	0125	9/5/02	\$420,000	2160	0	7	1906	3	5508	N	N	7002 25TH AV NW
010	285610	1540	8/7/02	\$383,000	2240	0	7	1995	3	3825	N	N	6731 25TH AV NW

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**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	356730	0170	5/28/02	\$515,000	2510	890	7	1928	4	8500	N	N	8816 26TH AV NW
010	369390	0555	12/5/03	\$375,000	3080	0	7	1993	3	2800	N	N	2801 NW 70TH ST
010	751850	3215	7/28/03	\$390,000	1000	0	8	1928	3	3825	N	N	7039 18TH AV NW
010	751850	3215	1/3/03	\$251,000	1000	0	8	1928	3	3825	N	N	7039 18TH AV NW
010	444980	0477	8/14/02	\$305,000	1010	240	8	1953	3	3960	N	N	8308 26TH AV NW
010	444330	0121	3/5/03	\$262,900	1010	600	8	1954	3	3080	N	N	8310 31ST AV NW
010	751850	3220	7/29/02	\$351,000	1040	800	8	1928	3	3825	N	N	7043 18TH AV NW
010	751850	2690	6/23/03	\$357,500	1050	0	8	1930	3	3825	N	N	7327 17TH AV NW
010	758870	0245	4/18/02	\$309,000	1050	500	8	1953	3	4488	N	N	8327 16TH AV NW
010	916510	0230	7/14/03	\$368,000	1080	1070	8	1951	3	3880	N	N	7301 EARL AV NW
010	916510	0180	3/6/02	\$340,000	1080	0	8	1930	3	4080	N	N	7336 EARL AV NW
010	287210	1355	7/1/02	\$325,000	1110	0	8	1994	3	5000	N	N	2814 NW 72ND ST
010	444380	0030	11/7/02	\$325,000	1140	700	8	1957	3	4076	N	N	8020 28TH AV NW
010	054600	0995	7/21/03	\$364,000	1200	600	8	1947	3	4084	N	N	1904 NW 80TH ST
010	369390	0715	8/14/03	\$395,000	1270	470	8	2002	3	2500	N	N	2839 NW 69TH ST
010	369390	0715	2/21/02	\$352,000	1270	470	8	2002	3	2500	N	N	2839 NW 69TH ST
010	369390	0720	2/5/02	\$349,950	1270	470	8	2002	3	2500	N	N	2837 NW 69TH ST
010	444380	1115	8/5/02	\$320,000	1290	600	8	1967	3	3880	N	N	7714 27TH AV NW
010	602150	0950	4/3/03	\$309,950	1290	240	8	1940	3	4400	N	N	2353 NW 85TH ST
010	369390	1590	4/9/02	\$290,000	1290	0	8	1964	3	5000	N	N	6602 30TH AV NW
010	602150	1535	11/19/02	\$281,500	1290	290	8	1939	3	5000	N	N	8001 23RD AV NW
010	352603	9197	8/14/03	\$490,000	1300	900	8	1998	3	5720	N	N	8803 EARL AV NW
010	444980	0400	12/1/03	\$335,000	1300	0	8	1952	3	3960	N	N	8329 26TH AV NW
010	352603	9119	1/25/02	\$370,000	1300	800	8	1954	3	7800	N	N	8514 26TH AV NW
010	444730	0180	10/29/02	\$349,000	1320	410	8	1956	3	4000	N	N	8341 30TH AV NW
010	444380	0695	9/5/02	\$306,500	1320	600	8	1951	3	3880	N	N	7734 EARL AV NW
010	054600	0296	3/1/02	\$326,000	1320	350	8	1929	3	5209	N	N	8315 18TH AV NW
010	123200	1715	11/27/02	\$300,000	1330	400	8	1954	3	3840	N	N	7544 19TH AV NW
010	287210	1710	5/29/03	\$459,000	1350	300	8	1950	3	5000	N	N	3002 NW 71ST ST
010	226700	0335	2/13/03	\$400,000	1350	600	8	1951	3	7410	N	N	3005 NW 88TH ST
010	226700	0335	3/20/02	\$371,200	1350	600	8	1951	3	7410	N	N	3005 NW 88TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	444380	1410	7/21/02	\$342,500	1350	800	8	1965	3	3880	N	N	7507 26TH AV NW
010	054600	0250	4/10/03	\$340,000	1350	0	8	1929	3	4391	N	N	8311 18TH AV NW
010	282110	0130	9/25/03	\$375,000	1360	900	8	1963	3	6680	N	N	9009 30TH AV NW
010	282110	0065	7/24/02	\$282,000	1380	0	8	1954	3	9640	N	N	3004 NW 88TH ST
010	123200	0255	6/5/03	\$315,000	1400	300	8	1957	3	5351	N	N	1817 NW 80TH ST
010	751850	1330	6/24/03	\$340,000	1400	1400	8	1962	3	5100	Y	N	1601 NW 73RD ST
010	602150	1460	4/14/03	\$420,000	1420	0	8	1930	3	4500	N	N	8035 23RD AV NW
010	751850	6015	9/29/03	\$395,000	1450	0	8	1930	3	2640	N	N	2109 NW 73RD ST
010	751850	1160	1/22/03	\$340,000	1470	0	8	1928	3	2880	N	N	7302 17TH AV NW
010	226700	0660	6/5/03	\$479,000	1530	480	8	1929	3	6380	N	N	2810 NW 87TH ST
010	752250	0030	7/22/03	\$390,000	1590	760	8	1952	3	5510	N	N	2917 NW 80TH ST
010	285610	2160	3/4/02	\$360,000	1590	0	8	1929	3	5100	N	N	6729 EARL AV NW
010	602150	3025	9/22/03	\$340,950	1620	0	8	1931	3	4100	N	N	7738 JONES AV NW
010	602150	1630	1/21/03	\$370,000	1710	0	8	1930	3	4000	N	N	8052 JONES AV NW
010	602150	2855	3/31/03	\$371,500	1760	0	8	1931	3	4100	N	N	7736 23RD AV NW
010	054600	0205	12/9/02	\$428,800	1770	0	8	1931	4	4005	N	N	8326 19TH AV NW
010	444980	0345	5/23/02	\$387,500	1790	0	8	1992	3	3962	N	N	8310 27TH AV NW
010	444980	0180	10/23/03	\$388,000	1840	0	8	1983	3	3960	N	N	8322 EARL AV NW
010	444980	0185	12/3/02	\$355,000	1840	0	8	1983	3	3960	N	N	8326 EARL AV NW
010	022503	9082	7/1/02	\$320,000	1840	0	8	1929	3	3832	N	N	7558 32ND AV NW
010	751850	6016	7/3/02	\$419,950	1850	120	8	1930	3	3480	N	N	7055 21ST AV NW
010	352603	9019	6/17/02	\$380,000	1860	0	8	1977	3	7410	Y	N	8830 EARL AV NW
010	226700	0465	5/3/02	\$460,000	1870	1600	8	1955	3	24540	N	N	8827 29TH AV NW
010	813270	0055	8/22/03	\$402,000	1960	0	8	1931	3	5000	N	N	8021 28TH AV NW
010	792760	0150	5/7/03	\$359,055	2180	0	8	1959	3	5875	N	N	7700 32ND AV NW
010	444980	0570	1/8/03	\$404,000	2280	370	8	1998	3	3366	N	N	8339 25TH AV NW
010	226700	0135	1/8/03	\$479,000	2350	0	8	2001	3	11070	N	N	8516 32ND AV NW
010	022503	9176	7/2/03	\$625,000	2900	0	8	2003	3	6840	N	N	7739 28TH AV NW
010	444980	0150	10/3/02	\$433,000	3420	0	8	1982	3	7920	N	N	2715 NW 85TH ST
010	226700	0472	1/2/03	\$326,000	1240	0	9	1976	3	2880	N	N	8813 29TH AV NW
010	813270	0044	12/27/02	\$401,000	1810	390	9	2000	3	2510	N	N	8029 28TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	444330	0011	8/12/03	\$475,000	1830	0	9	1999	3	4000	N	N	8323 31ST AV NW
010	356730	0045	10/10/03	\$485,000	1880	530	9	2003	3	2250	N	N	2623 NW 88TH ST
010	602150	0255	4/28/03	\$520,000	2070	660	9	2001	3	3264	N	N	8329 21ST AV NW
010	751850	2715	7/23/03	\$545,000	2370	0	9	2003	3	5100	N	N	7310 18TH AV NW
010	285610	1600	4/25/02	\$500,000	2560	0	9	2002	3	5100	N	N	6732 26TH AV NW
010	758870	0080	1/9/03	\$515,000	2640	710	9	2002	3	4501	N	N	8040 17TH AV NW
010	352603	9230	3/27/02	\$679,000	3430	0	9	2001	3	8057	N	N	8612 26TH AV NW
010	444280	0065	12/16/03	\$624,950	2270	810	10	2002	3	5000	N	N	8315 28TH AV NW
010	444280	0065	12/2/02	\$600,000	2270	810	10	2002	3	5000	N	N	8315 28TH AV NW
010	444980	0625	8/12/02	\$562,500	2630	0	10	2002	3	6600	N	N	8322 25TH AV NW
010	287210	1156	4/17/02	\$825,000	3920	720	10	2001	3	6000	N	N	7215 30TH AV NW

**Improved Sales Removed from this Annual Update Analysis**

**Area 19**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	047700	0023	12/2/03	\$302,800	Accounting Value
001	117500	0155	10/6/03	\$140,000	NO MARKET EXPOSURE
001	117500	0225	1/8/02	\$252,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	117500	0445	10/17/03	\$141,200	RELATED PARTY, FRIEND, OR NEIGHBOR
001	117500	0465	2/11/02	\$218,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	117500	0585	3/4/02	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	117500	0745	2/5/03	\$97,910	RELATED PARTY, FRIEND, OR NEIGHBOR
001	117500	1160	2/8/03	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	117600	0110	6/18/02	\$386,000	Unfinished Area
001	117600	0720	2/13/02	\$256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	117600	1195	7/24/02	\$429,950	SEGREGATION AND/OR MERGER
001	276760	0005	5/13/03	\$228,750	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	0010	5/13/03	\$218,750	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	1435	6/25/03	\$376,300	PERSONAL PROPERTY INCLUDED
001	276760	1568	8/11/03	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	1570	6/19/02	\$235,000	TEAR DOWN; SEGREGATION AND/OR MERGER
001	276760	1635	12/8/03	\$116,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	276760	2720	7/9/02	\$320,000	Questionable data
001	276760	3866	12/2/02	\$199,000	Questionable data
001	309650	0070	12/4/02	\$238,500	Prev Imp<=10K
001	424290	0225	5/31/02	\$245,155	RELATED PARTY, FRIEND, OR NEIGHBOR
001	690820	0360	10/28/02	\$435,000	TEAR DOWN
001	690820	0490	8/26/02	\$422,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	690820	0650	2/14/03	\$300,000	Diagnostic Outlier
001	755080	0225	6/24/03	\$360,000	Property assessed is different than property sold
001	755080	0290	5/28/02	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	755080	0365	12/2/03	\$195,000	Unfinished Area
001	755080	0485	4/26/02	\$207,000	NO MARKET EXPOSURE
001	755080	0535	12/23/02	\$200,000	NO MARKET EXPOSURE
001	755080	0669	4/19/02	\$375,000	NON-REPRESENTATIVE SALE
001	755080	0765	7/10/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	755080	0835	5/16/03	\$379,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	755080	0845	10/29/02	\$299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	755080	0955	4/8/03	\$558,000	Property assessed is different than property sold
001	755080	0960	11/26/02	\$138,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	755080	0965	1/7/02	\$301,888	RELOCATION - SALE TO SERVICE
001	755080	1140	11/20/03	\$414,000	Property assessed is different than property sold
001	867340	0190	8/13/03	\$350,000	Obsol Prev Imp<=10K
010	022503	9033	4/23/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022503	9048	8/12/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	022503	9050	8/7/03	\$108,654	QUIT CLAIM DEED DOR Ratio
010	022503	9052	2/8/02	\$351,000	RELOCATION - SALE TO SERVICE
010	022503	9085	12/29/02	\$318,950	RELOCATION - SALE TO SERVICE
010	022503	9125	6/25/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022503	9176	6/26/02	\$200,000	DOR Ratio

**Improved Sales Removed from this Annual Update Analysis**

**Area 19**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	054600	0570	2/24/03	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	054600	0645	5/9/03	\$307,500	Property assessed is different than property sold
010	054600	0645	2/15/03	\$96,250	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	120500	0210	8/14/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	123200	0085	5/20/03	\$80,000	Prev Imp<=10K
010	123200	0105	10/20/03	\$598,000	Property assessed is different than property sold
010	123200	0375	12/30/03	\$134,680	DOR Ratio
010	123200	0970	6/27/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	123200	1060	3/20/02	\$254,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	123200	1220	4/5/02	\$50,735	PARTIAL INTEREST (103, 102, Etc.)
010	123200	1465	12/7/02	\$112,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	123200	1480	9/2/03	\$280,000	Limited Representation
010	123200	1565	9/19/02	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	123200	1690	8/12/03	\$297,000	Questionable data
010	123200	1925	7/15/03	\$334,950	Imp Count
010	123200	1959	6/24/02	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	123200	1980	8/22/03	\$329,950	EXEMPT FROM EXCISE TAX
010	125420	0430	3/14/02	\$129,828	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	125420	0935	10/31/02	\$282,000	QUESTIONABLE PER SALES IDENTIFICATION
010	226700	0300	6/27/03	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	269810	0085	6/2/03	\$342,000	RELOCATION - SALE TO SERVICE
010	285610	0550	5/21/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	285610	0991	9/17/02	\$139,000	NON-REPRESENTATIVE SALE DOR Ratio
010	285610	1480	8/21/03	\$460,000	Imp Count
010	285610	1920	6/19/03	\$73,955	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
010	287210	0115	7/8/02	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	287210	0445	12/4/03	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	287210	0936	10/29/02	\$12,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	287210	1690	7/16/03	\$449,000	Property assessed is different than property sold
010	287210	1986	7/30/02	\$210,000	DOR Ratio
010	287210	1986	10/8/03	\$625,000	% Complete
010	287210	2065	10/10/03	\$315,000	Obsol
010	287210	2290	7/29/02	\$2,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	287210	2290	7/29/02	\$2,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	287210	2390	8/14/02	\$179,000	Questionable data
010	287210	2391	4/15/03	\$155,000	1031 TRADE
010	352603	9078	7/18/02	\$72,863	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	352603	9110	10/29/02	\$200,000	NO MARKET EXPOSURE
010	352603	9167	2/15/02	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	356680	0105	9/30/02	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	356730	0030	6/25/02	\$369,000	SEGREGATION AND/OR MERGER
010	356730	0080	7/23/02	\$350,000	Imp Count
010	356730	0080	7/11/03	\$249,950	Imp Count
010	369390	0045	1/3/02	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	369390	0515	6/28/02	\$66,163	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio

***Improved Sales Removed from this Annual Update Analysis***

**Area 19**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	369390	0745	10/1/03	\$185,000	Imp Count
010	369390	0915	6/20/03	\$89,660	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
010	369390	2490	4/18/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	444280	0095	10/8/03	\$510,000	Questionable data
010	444280	0205	11/20/02	\$160,000	NON-REPRESENTATIVE SALE
010	444330	0035	3/3/03	\$488,100	Questionable data
010	444380	0185	3/28/02	\$35,688	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
010	444380	0235	4/2/02	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	444380	0305	9/15/03	\$339,950	Property assessed is different than property sold
010	444380	0490	6/13/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	444380	1215	2/7/03	\$71,090	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	444380	1235	8/8/03	\$122,200	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
010	444380	1300	4/1/03	\$54,500	DOR Ratio
010	444380	1385	12/20/02	\$241,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	444380	1400	1/14/02	\$135,000	DOR Ratio
010	444380	1400	3/26/03	\$360,000	Questionable data
010	444730	0045	6/11/03	\$188,000	TEAR DOWN
010	444730	0135	1/28/03	\$305,000	Imp Count TEAR DOWN
010	444980	0110	11/7/03	\$210,000	TEAR DOWN
010	444980	0265	3/21/03	\$190,000	Obsol
010	602150	0100	2/19/03	\$272,500	Obsol
010	602150	0235	4/14/03	\$91,210	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
010	602150	2070	8/5/02	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	602150	2285	7/2/02	\$200,000	NO MARKET EXPOSURE
010	602150	2725	5/31/02	\$337,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	602150	3755	6/20/03	\$354,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	751850	1015	10/11/02	\$94,866	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	751850	1290	5/14/02	\$350,000	Unfinished Area
010	751850	3160	6/25/03	\$58,648	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
010	751850	3205	2/22/02	\$214,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	751850	3220	7/18/02	\$351,000	RELOCATION - SALE TO SERVICE
010	751850	3355	11/13/03	\$390,000	Property assessed is different than property sold
010	751850	3450	4/22/02	\$247,800	NON-REPRESENTATIVE SALE
010	751850	4280	4/22/02	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	751850	5445	1/24/03	\$77,690	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	751850	5580	9/23/02	\$324,000	RELOCATION - SALE TO SERVICE
010	751850	6785	7/10/03	\$165,375	PARTIAL INTEREST (103, 102, Etc.)
010	751850	6910	7/31/03	\$162,500	Prev Imp<=10K
010	751850	7600	6/12/02	\$389,950	RELOCATION - SALE TO SERVICE
010	751850	7880	10/7/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	751850	8190	8/2/02	\$236,100	Limited Representation
010	752250	0065	8/16/02	\$357,000	RELOCATION - SALE TO SERVICE
010	758870	0085	10/28/03	\$275,800	RELATED PARTY, FRIEND, OR NEIGHBOR
010	758870	0205	11/21/02	\$91,752	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
010	792760	0040	2/13/03	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 19**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	805110	0030	8/28/02	\$82,531	RELATED PARTY, FRIEND, OR NEIGHBOR
010	813270	0085	6/30/03	\$200,000	NO MARKET EXPOSURE
010	813270	0195	9/8/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	813270	0250	3/12/02	\$63,637	RELATED PARTY, FRIEND, OR NEIGHBOR
010	916410	0265	11/21/02	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	916510	0170	12/1/02	\$219,000	Property assessed is different than property sold
010	916510	0210	9/2/02	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	916510	0385	1/9/02	\$100,000	Prev Imp<=10K



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE:      January 31, 2004

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

Scott Noble

SUBJECT:    2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr